



PLANNING & ZONING COMMISSION

Regular Meeting Agenda
CITY OF PARKVILLE, MISSOURI
Tuesday, February 10, 2026 5:30 PM
City Hall Board Room

1. Call to Order

2. Roll Call

3. General Business

- A. Approval of the February 10, 2026, regular meeting agenda.
- B. Approve the minutes for the December 9, 2025, regular meeting

4. Unfinished Business

5. Public Hearing

- A. Application for Zoning Map Amendment from Platte County "RMD" Residential Multiple Dwelling to City of Parkville "R-4" Mixed-Density Residential for Creekside West R4. (Case No. PZ2026-01B); *Brian Mertz, Applicant.*
- B. Application for Preliminary Development Plan for Creekside West R4, a planned mixed-density residential development consisting of 246 residential units on 157 lots for patio home, duplex, and triplex units on 58.87 acres, more or less, generally located west of Creekside Village Third Plat at Highway 45. (Case No. PZ2026-01C); *Brian Mertz, Applicant.*
- C. Application for Conditional Use Permit to allow 3-plex building types in the R-4 zoning district for Creekside West R4. (Case No. PZ2026-01D); *Brian Mertz, Applicant.*

6. Regular Business

7. Other Business

- A. Upcoming meetings & dates of importance:
 - Board of Aldermen Meetings: Tuesday, February 17 and March 3 at 6:00 p.m.
 - Board of Zoning Adjustments Meeting: TBA - Awaiting Applications
 - Planning & Zoning Commission Regular Meeting: Tuesday, March 10 at 5:30 p.m.

8. Adjournment

**Minutes of the
Planning & Zoning Commission Regular Meeting
City of Parkville, Missouri**
Tuesday, December 9, 2025 5:30 PM
City Hall Board Room
City Hall Board Room

1. Call to Order

Vice-Chair Krtek called the meeting to order at 05:31 PM.

2. Roll Call

Commissioners Present:

Barbara Wassmer
R. Douglas Krtek
Walt Lane
Spencer Keesee
Gareld Butler
Lorraine James

Absent:

Michael Wright
Andrew Barchers
Timothy Cahill

A quorum of the Commission was present.

Staff Present:

Stephen Lachky, Community Development Director
Brad Stanton, Senior Planner
John Mautino, City Attorney
Dan Harper, Public Works Director

3. General Business

A. Approval of the December 9, 2025, regular meeting agenda.

ACTION: Walt Lane moved to approve, Barbara Wassmer seconded. Motion Passed: 6-0.

AYES: Barbara Wassmer, R. Douglas Krtek, Walt Lane, Spencer Keesee, Gareld Butler, Lorraine James

NOES: None

ABSTAIN: None

B. Approve the minutes for the October 14, 2025, regular meeting

ACTION: Spencer Keesee moved to approve, Gareld Butler seconded. Motion Passed: 6-0.

AYES: Barbara Wassmer, R. Douglas Krtek, Walt Lane, Spencer Keesee, Gareld Butler, Lorraine James

NOES: None

ABSTAIN: None

4. Unfinished Business

5. Public Hearing

- A. Application for text amendment to Parkville Municipal Code, Title IV – Development Code, Section 404.040 Required Improvements and Engineering Specifications, to amend the City’s storm drainage requirements, and provide additional provisions to allow for alternative approaches via waivers. (Case No. PZ25-32); *City of Parkville, Applicant.*

STAFF ANALYSIS & SUMMARY

Dan Harper, Public Works Director, provided an overview of the proposed text amendment. MS4 (Missouri Separated Stormwater Sewer System) stormwater requirements from the State of Missouri requires compliance by the City. Mr. Harper stated the text amendment would require all developments to comply with MS4 requirements, increased plan submittal requirements, and create a waiver procedure.

QUESTIONS & CLARIFICATIONS

Commissioner Butler asked what development these requirements would apply to. Mr. Harper responded that developments that impact stormwater will have to manage their stormwater. Commissioner Butler asked when the Public Works staff is inspecting development sites. Mr. Harper stated Public Works is usually on site even before a permit is issued. Construction Inspectors inspect construction sites for erosion control and stormwater management. Commissioner Keesee inquired about the groups affected by the proposed text amendment. Mr. Harper responded that its for new development.

PUBLIC HEARING

No public comment.

MOTION

ACTION: Walt Lane moved to approve, Barbara Wassmer seconded. Motion Passed: 6-0.

AYES: Barbara Wassmer, R. Douglas Krtek, Walt Lane, Spencer Keesee, Gareld Butler, Lorraine James

NOES: None

ABSTAIN: None

6. Regular Business

7. Other Business

- A. Upcoming meetings & dates of importance:

- Board of Aldermen Meetings: Tuesday, December 16 at 6:00 p.m.

- Board of Zoning Adjustments Meeting: TBA - Awaiting Applications
- Planning & Zoning Commission Regular Meeting: Tuesday, January 13, 2026 at 5:30 p.m.

8. Adjournment

ACTION: Gareld Butler moved to adjourn, Barbara Wassmer seconded. Motion Passed: 6-0.

AYES: Barbara Wassmer, R. Douglas Krtek, Walt Lane, Spencer Keese, Gareld Butler, Lorraine James

NOES: None

ABSTAIN: None



Staff Analysis

Agenda Items: 5.A, 5.B, 5.C

Proposal: Application for Zoning Map Amendment from Platte County “RMD” Residential Multiple Dwelling to City of Parkville “R-4-P” Planned Mixed-Density Residential for Creekside West R4.

Application for Preliminary Development Plan for Creekside West R4, a planned mixed-density residential development consisting of 246 residential units on 157 lots for patio home, duplex, and triplex units on 58.87 acres, more or less, generally located west of Creekside Village Third Plat at Highway 45.

Application for Conditional Use Permit to allow 3-plex building types in the R-4 zoning district for Creekside West R4.

Staff

Recommendation: Approval (with conditions)

Case No: PZ26-01B (Rezoning) , PZ26-01C (Preliminary Development Plan), PZ26-01D (Conditional Use Permit)

Applicant: Brian Mertz

Owners: PC Homes, LLC

Location: West of Creekside Village 3rd Plat and The Woods at Creekside 5th Plat along 45 Highway.

Zoning: Existing: Platte County “RMD” Residential Multiple Dwelling
Proposed: “R-4-P” Planned Mixed-Density Residential

Parcel #s: All of Platte County parcel #21-6.0-13-000-000-012.000

- Exhibits:
- A. This Staff Analysis
 - B. Application for Zoning Map Amendment
 - C. Application for Preliminary Development Plan
 - D. Application for Conditional Use Permit
 - E. Subject Area Property Map
 - F. Creekside West R4 Preliminary Development Plan (dated 1/9/26, revised 1/30/26, prepared by RIC)
 - G. Additional exhibits as may be presented at the public hearing

By Reference: A. Parkville Municipal Code, Title IV – Development Code in its entirety (<https://ecode360.com/PA3395-DIV-05>)

- B. Parkville Master Plan (<http://parkvillemo.gov/government/city-plans-studies/master-plan/>)
- C. Notice of Public Hearing mailed to owners within 185 ft. of the subject property
- D. Hearing notice published in The Platte County Citizen newspaper
- E. Hearing Sign posted on the subject property
- F. Hearing notice published on the Parkville City webpage (<http://parkvillemo.gov/public-hearings/>)

Comments
Received:

No written comments have been received by the Community Development Department as of the completion of this staff analysis on February 6, 2026.



Exhibit E: Subject Area Property Map

Overview

Three applications have been submitted for consideration for the Creekside West R4 development. The first application proposes a zoning map amendment to rezone the subject property from the existing Platte County “RMD” Residential Multiple Dwelling to City of Parkville “R-4-P” Planned Mixed-Density Residential. The second application is for a preliminary development plan including a preliminary plat. The third application is for a conditional use permit to allow for 3-plex building types within the R-4 zoning district.

The proposed development, Creekside West R4, is a planned mixed-density residential development consisting of 246 residential units on 157 lots for patio home, duplex, and triplex units on 58.87 acres, more or less, The development is proposed to be accessed via a new network of public streets connecting to the existing Aaron Street, Magnus Street, and 45 Highway.

Background

The subject property is currently not annexed into the City of Parkville. In conjunction with the three Planning applications, the applicant has submitted a Voluntary Annexation Petition which is scheduled to be considered by the Board of Aldermen at their March 3 regular meeting. The subject property is currently undeveloped, having previously contained defunct farm buildings on the site. The property will retain its Platte County zoning designation upon annexation, thus necessitating an application for zoning map amendment.

Zoning Comparison

Table 1 below shows a comparison between the existing Platte County “RMD” zoning allowances and the proposed City of Parkville “R-4-P” zoning district.

Table 1. Zoning Comparison

Item	Platte County “RMD”	City of Parkville “R-4”
Permitted Uses	Single-Family Homes Duplexes Townhomes Multi-family dwellings	Single-Family Homes Duplexes Townhomes Multi-family dwellings
Setbacks (min.)	30 ft. front-yard 6.5 ft. side-yard (0 ft. for multi-family attached) 30 ft. rear-yard	10-35 ft. front-yard 10 ft. side-yard (5 ft. for multi-family) 25-20 ft. rear-yard
Lot Width (min.)	70 ft. for single-family 100 ft. for multi-family	70 ft. for single-family 50-100 ft. for multi-family
Lot Area (min.)	7,500 sq. ft. for single-family 5,000 sq. ft. for duplex 3,500 sq. ft. for other multi-family	3,500-21,708 sq. ft. for single-family 5,000-8,000 sq. ft. for duplex 5,000-8,000 sq. ft. for other multi-family
Height	3 stories / 45 ft.	2.5 stories / 35 ft. for single-family 3 stories / 40 ft. for multi-family
Maximum Allowed Density	12.45 units/acre	12.45 units/acre

Traffic Study

The main access point for the subdivision is a new connection to 45 Highway in the southwest corner of the site. This access point will require MoDOT review and approval. Pursuant to that, the applicant has submitted a traffic study to MoDOT. The following summary of the traffic analysis is provided:

- The development is estimated to generate a total of 1,448 new trips on an average Weekday including 75 new trips for AM peak hour and 111 new trips in the PM peak hour.
- Access to the development is proposed at Missouri Highway 45 approximately 1,885 feet west of Homer Parkway, measured center-to-center.
- **An auxiliary westbound right turn lane was warranted at the MO-45 & Proposed Driveway and should be constructed according to MoDOT requirements with a minimum deceleration distance of 200 feet and 180-foot straight line taper.**
- **Existing vegetation on the north side of MO-45 is within the intersection sight triangle and should be removed prior to intersection construction.**

Density Comparison

In Table 2 below, Staff has researched the gross density of subdivisions throughout the city for comparison.

Table 2. Density Comparison

Development/Subdivision	No. of Units	Gross Density
Estates at Thousand Oaks 2 nd	44 single-family units	0.55 units/acre
Sanctuary at Riss Lake	19 single-family units	1.17 units/acre
Estates at Thousand Oaks 3 rd -7 th	134 single-family units	1.18 units/acre
Estates at Thousand Oaks 1 st	66 single-family units	1.45 units/acre
Platte 38	9 single-family units 54 duplex units	1.66 units/acre
The Woods at Creekside	118 single-family units	3.41 units/acre
The Meadows At Creekside	101 single-family units 100 townhome units 264 apartment units	6.36 units/acre
Creekside Village	176 townhome units	6.84 unites/acre
Village on the Green	145 cluster townhome units 80 regular townhome units	8.73 units/acre
Creekside West Apartments	197 apartment units	19.14 units/acre
Creekside West R4 Proposed	246 units on 157 lots	4.17 units/acre

Existing Conditions

Figure 1. View from Adjacent 76th St (southern)



Figure 2. View from Adjacent 76th St (northern)



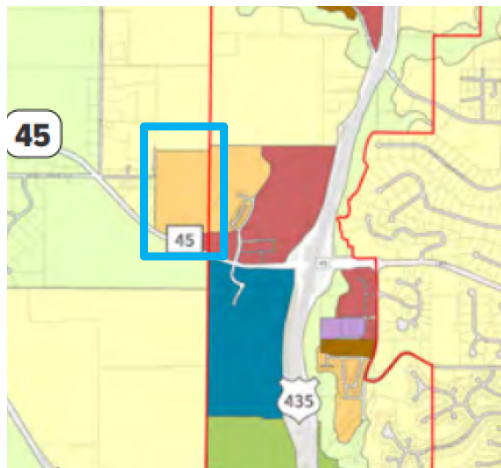
As displayed in figures 1 and 2 above, an existing fence row of trees provides screening of the site from adjacent properties. The applicant has also provided a landscaping plan meeting the requirements of Municipal Code Chapter 407.

Review and Analysis Zoning Map Amendment

Parkville Municipal Code, Section 403.030, Subsection B. provides review criteria for how the Planning and Zoning Commission shall determine if a zoning map amendment is appropriate. The following are staff's findings and conclusions for the zoning map amendment (Case No. PZ26-01B).

- 1. The application is consistent with the Master Plan and any official plan or program developed under the guidance of the Master Plan, and in particular the relationship of land uses within the proposed district and relationship with uses existing or anticipated in surrounding districts.**

The future land use map of the Parkville 2040 Master Plan (shown below) projects the subject property as Medium-Density Residential. Uses in the Medium-Density Residential include townhomes and single-family residential at a density of 6-12 units per acre with an average density of 8 dwelling units per acre.



Excerpt from Future Land Use Map from Parkville 2040 Master Plan

The Parkville 2040 Master Plan encourages leveraging Creekside to expand housing options while ensuring a consistent level of quality and visual character. The Master Plan also notes the importance of ensuring important commercial nodes of Parkville remain resilient, active and vibrant. Placing new residential development near the existing commercial nodes of the Creekside development will help ensure the sustainability of these commercial areas. The subject property lies within Annexation Priority 4 Area.

- 2. The character of the neighborhood, including the design of streets, civic spaces and other open spaces; the scale, pattern and design of buildings; the zoning of property and compatibility of potential future uses; and the operation and uses of land and buildings.**

The proposed subdivision will match and/or complement the character of the surrounding Woods at Creekside single-family and Creekside Village multi-family developments.

- 3. The application furthers the intent of the proposed zoning district and supports that of any abutting zoning districts, and in particular the building form, site design, and other development patterns and urban design aspects of the proposed project in furthering the intent.**

Per the Municipal Code, “The R-4 Mixed-Density Residential zoning district provides residential living in a medium-density neighborhood setting and compact, walkable character. The district provides primarily detached houses and integrates a range of small-scale, civic and multi-unit building types at strategic locations. This district should have strong connections to a broad range of amenities, retail needs and support services to promote walkable patterns. This district should be used in older central sections of the City or new mixed-use areas.” The application furthers the intent of the proposed zoning district by providing medium-density residential near amenities (the Creekside development and associated commercial nodes).

4. Compliance of any proposed development with the requirements of the Development Code, and the intent or design objectives associated with any specific standards.

The proposed development will be reviewed through the Planned Development process (see Preliminary Development Plan).

5. The ability of the City or other government agencies to provide any services, facilities or programs that might be required if the application were approved.

The City will be able to provide services to the proposed development. Staff has received no concerns from other agencies regarding the development.

6. The effect of approval on the condition or value of property in the City or in the vicinity, including the likelihood of surrounding areas to be developed in accordance with the Master Plan.

Staff anticipates the development increasing the value of the surrounding property. The proposed development plan will allow the surrounding area to develop in accordance with the Master Plan.

7. The consistency of the application with other adopted policies of the City, including any other relevant implications of the change beyond any specific proposed project.

The application is consistent with adopted City policies.

8. The recommendations of professional staff or other technical reviews associated with the application.

Staff recommends approval of the application for zoning map amendment.

Preliminary Development Plan

The master planned development process is intended for development concepts that require a higher degree of specific planning based on the complexity of the project, the relationship of the site to the context, and the ability to meet or exceed the purpose, intent and objectives of the Development Code through more flexible application of the standards. This preliminary development plan application is the first of two steps through the process which generally looks at: *Public Realm Plan* (e.g., location, streets/circulation, and stormwater management), *Development Plan* (e.g., building types/scales, building design), *Existing Conditions* (e.g., infrastructure, utilities, and vegetation), *Public Input Summary* (e.g., previously adopted plans), *Phasing or Implementation*, and an *Illustrative Plan* (applicable renderings). Parkville Municipal Code, Section 403.040, Subsection C. provides criteria for how the Planning and Zoning Commission shall determine if a preliminary development plan is appropriate. The following are staff’s findings and conclusions for the preliminary development plan (Case No. PZ26-01C).

- 1. The plan represents an improvement over what could have been accomplished through strict application of otherwise applicable base zoning district standards, based on the goals of the Master Plan, and based upon generally accepted planning and design practice.**

The planned district allows for flexibility in the base zoning standards as the surrounding area is developed in a master planned manner. The planned district allows for an integration of uses in a mixed-density context.

- 2. The benefits from any flexibility in the standards proposed in the plan promote the general public health, safety and welfare of the community, and in particular of the areas immediately near or within the proposed project, and are not strictly to benefit the applicant or a single project.**

The flexibility requested by the applicant does not represent any harm to the general public health, safety, or welfare. Additionally, the flexibility requested does not harm the reasonable use of any nearby properties.

- 3. The benefits from any flexibility in the standards proposed in the plan allow the project to better meet or exceed the intent statements of the base zoning district(s) and the standards proposed to be modified when applied to the specific project or site.**

The proposed project exceeds the intent statement of the base zoning district by allowing for better integration of housing types and coordinated development.

- 4. The plan reflects generally accepted and sound planning and urban design principles with respect to applying the Master Plan and any specific plans to the area.**

Parkville Master Plan

The *Parkville Master Plan* calls for increased housing options and density near commercial nodes and corridors such as Creekside. The proposed preliminary development plan integrates a range of housing options into one coordinated development plan.

- 5. The plan meets all of the review criteria for a zoning map amendment.**

See zoning map amendment analysis.

Conditional Use Permit

A conditional use permit provides flexibility for different uses within a zoning district and allows the potential for additional uses. Due to the varying design and operational characteristics of the use or due to conditions in the area where the use is proposed, these uses may not be appropriate in that district, but require a case-specific review to determine the compatibility in a specific context and location. Conditional use permits may be initiated by the owners or authorized agents of any property affected. Parkville Municipal Code, Section 403.050, Subsection B. provides criteria for how the Planning and Zoning Commission shall determine if a conditional use permit is appropriate. The following are staff's findings and conclusions for the conditional use permit (Case No. PZ26-01D).

- 1. The application furthers the intent of the proposed zoning district and does not conflict with the intent of any abutting districts, and is otherwise determined to be consistent with the Master Plan and any official plan or program developed under the guidance of the Master Plan.**

The applicant furthers the intent of the R-4 zoning district to provide a mixture of residential densities. By allowing 3-plexes in this development, it will allow the construction of single-family, duplex, and 3-plex housing products.

2. Compliance of any proposed development with the requirements of this code.

See Preliminary Development Plan review.

3. Whether any additional site-specific conditions are necessary to meet the purposes and intent of this code and the intent or design objectives of any applicable subsections of this code, or mitigate any other potential impacts that are specific to the proposed use.

Sidewalks have been limited to one side of the road in culs-de-sac to mitigate the visual impacts of too much pavement in a limited area.

4. The impact on the public realm, including the design and functions of streetscapes and relationships of building and site elements to the streetscape.

The main impact on the public realm is the increase in pavement from multiple driveways. This has been mitigated by removing sidewalk from one side of the street in culs-de-sac.

5. The adequacy of drainage, utilities and other public facilities.

Public facilities will be designed with this Conditional Use Permit in mind.

6. Compatibility with the character of the area in terms of building scale, building form, landscape and site design.

The subdivision has been designed with 3-plex buildings including necessary landscaping and site design. The building scale and form is similar to existing Creekside Village townhomes.

7. Compatibility with the area in terms of operating characteristics, such as hours of operation, visible and audible impacts, traffic patterns, intensity of use as proposed or foreseeable, and other potential impacts on adjacent property.

The proposal is for a residential use within a residential neighborhood.

8. Whether a limited time period for the permit is reasonable necessary to either limit the duration of the use, assess the use against changing conditions in the area, or ensure periodic reporting and ongoing enforcement of the permit.

Staff recommends approving the conditional use permit indefinitely.

9. The application will not prevent development and use of the neighboring property in accordance with the applicable development regulations.

The proposed 3-plex building types are integrated into the subdivision in a planned and coordinated manner so as to not prevent development of the neighboring property(ies).

10. The long-range plans applicable to the site and surrounding area are not negatively impacted considering the permanence of the proposed use, the permanence of existing uses in the area, and any changes in character occurring in the area.

Long-range plans for the site are supported by allowing 3-plex units and increasing the residential density.

11. The recommendations of professional staff or other technical reviews associated with the application.

Staff recommends approval of the conditional use permit for an indefinite term.

Staff Conclusion and Recommendation

Staff recommends approval of the zoning map amendment.

Staff recommends approval of the preliminary development plan and conditional use permit for Creekside West R4 based on the merits of the applications and the findings and conclusions in the report, subject to the following conditions:

- Approval by the Planning & Zoning Commission based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the Municipal Code unless modified by the Planned District.
- Prior to Final Development Plan approval, a final plat shall be approved for the subject property.
- Prior to Public Improvement Permit approval, an auxiliary westbound right turn lane shall be constructed according to MoDOT requirements with a minimum deceleration distance of 200 feet and 180-foot straight line taper.
- Prior to Public Improvement Permit approval, existing vegetation on the north side of 45 Highway within the intersection sight triangle shall be removed.
- Prior to Public Improvement Permit approval, the Macro Storm Water Drainage Study shall be revised pursuant to Public Works/contract Engineer comments.
- The Conditional Use Permit is to allow 3-plex building types on the property described in attached exhibits covering 58.87 +/- acres indefinitely, unless revoked.
- Any other conditions the Planning and Zoning Commission determines are necessary.

It should be noted that the recommendation contained in this report is made without knowledge of facts, public comments or any additional information which may be presented during the public hearing. For that reason, the conclusions herein are subject to change as a result of evaluating additional information; additionally, staff reserves the right to modify or confirm the conclusions and recommendations herein based on consideration of any additional information that may be presented.

Necessary Action

Following consideration of the Applications for Zoning Map Amendment, Preliminary Development Plan and Conditional Use Permit, supporting information, associated exhibits, factors discussed above and any testimony presented during the public hearing, the Planning and Zoning Commission should recommend approval (with or without conditions), denial, or postpone the application for further consideration. If approved subject to conditions, the conditions should be noted for the record. Unless postponed, the Planning and Zoning Commission's action on all three applications will be forwarded to the Board of Aldermen on March 3, 2026 for final action.

End of Memorandum



Brad Stanton, AICP
Senior Planner

02-06-2026
Date

Creekside West R4

Parkville, Platte County, MO
Section 13, Township 51N, Range 35W

Preliminary Development Plan

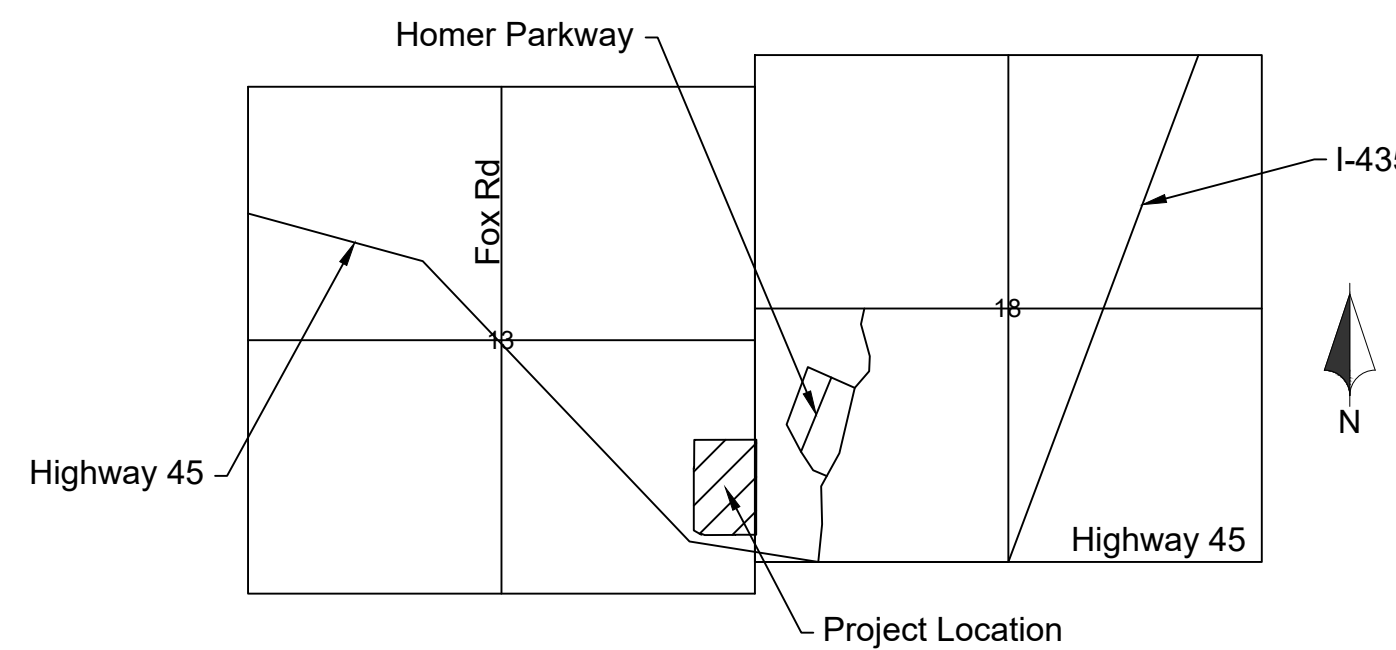
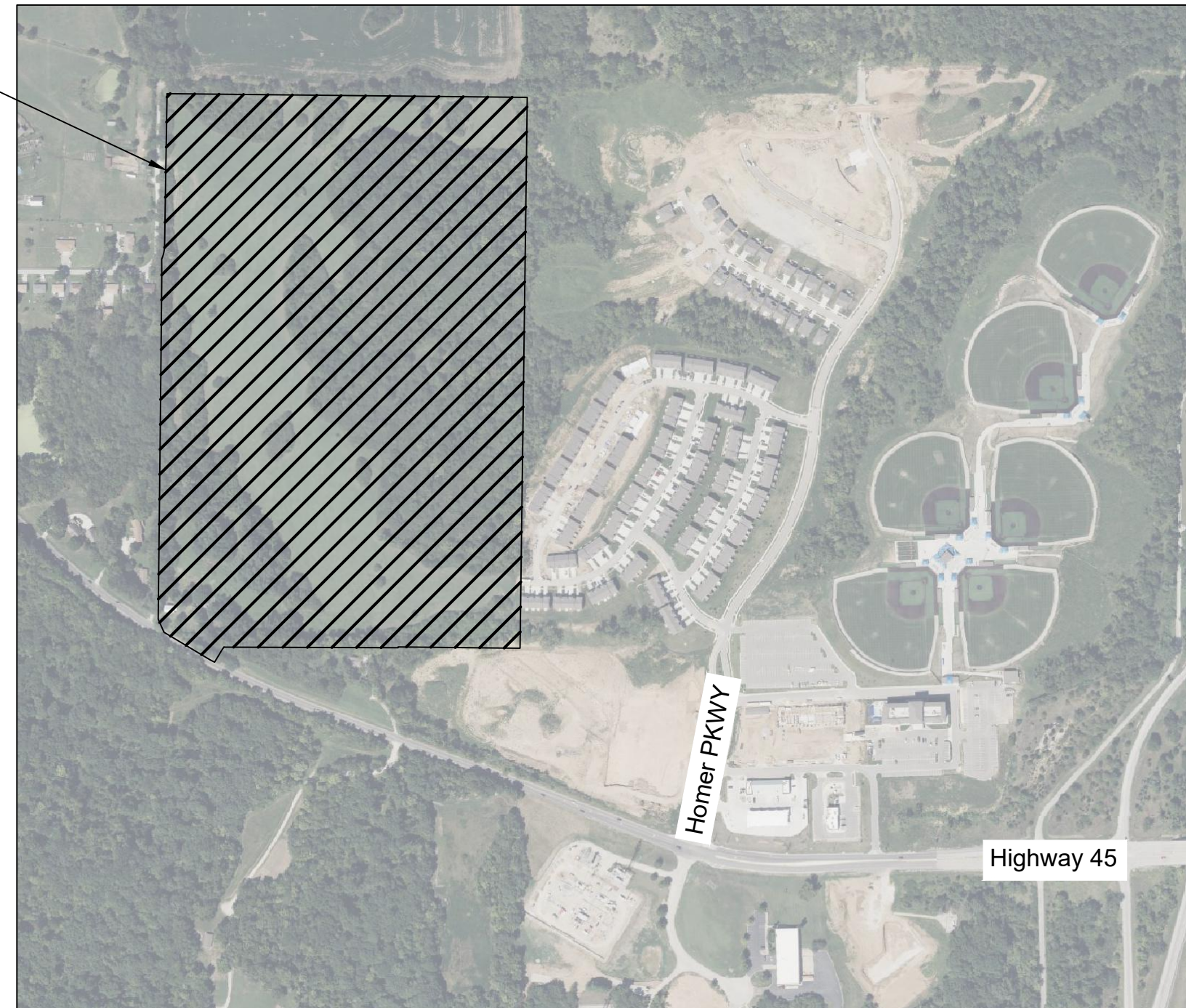
LEGEND

—	Existing Section Line	—	Proposed Right-of-Way
- - -	Existing Right-of-Way Line	—	Proposed Property Line
—	Existing Lot Line	—	Proposed Lot Line
- - -	Existing Easement Line	- - -	Proposed Easement
—	Existing Curb & Gutter	—	Proposed Curb & Gutter
—	Existing Sidewalk	—	Proposed Sidewalk
—	Existing Storm Sewer	—	Proposed Storm Sewer
□	Existing Storm Structure	□	Proposed Storm Structure
- - -	Existing Waterline	▲	Proposed Fire Hydrant
- - -	Existing Gas Main	- - -	Proposed Waterline
—	Existing Sanitary Sewer	—	Proposed Sanitary Sewer
●	Existing Sanitary Manhole	●	Proposed Sanitary Manhole
- - -	Existing Contour Major	—	Proposed Contour Major
- - -	Existing Contour Minor	—	Proposed Contour Minor
-----	Future Curb and Gutter		
U/E	Utility Easement	A/E	Access Easement
SS/E	Sanitary Sewer Easement	T/E	Temporary Easement
D/E	Drainage Easement		

Property Description

A TR LAND SEC 13 T 51 R 35 DAF -BEG 2020 FT OF NE COR SEC 13 TH S 1970 FT

Project Location, Legal Boundary, and Rezoning Boundary



LOCATION MAP
SECTION S13 T51N R35W
SECTION S18 T51N R34W
Scale 1" = 2000'

UTILITY CONTACTS

City of Parkville	(816) 741-7676
Alliance Water	(816) 741-2992
Platte County Regional Sewer District	(816) 858-2052
Spire Gas Energy	(816) 756-5252
Evergy	(816) 471-5275
Platte Clay Electric	(816) 807-7502
Century Link	(816) 243-5642
Unite Private Networks	(816) 903-9400
Spectrum	(816) 431-5818
Missouri One Call	(800) DIG-RITE
AT&T	(800) 464-7928
Comcast	(913) 891-3457

ENGINEER

Renaissance Infrastructure Consulting, LLC
5015 NW Canal Street, Suite 100
Riverside, MO 64150
(816) 800-0950

Sheet List Table

Sheet Number	Sheet Title
C01	Title Sheet
C02	Existing Conditions
C03	General Layout
C04	Lot Details
C05	Grading Plan
C06	Utility Plan
C07	Fire Truck Path
C08	Phasing Plan
C09	Preliminary Plat I
C10	Preliminary Plat II
C11	Preliminary Plat III
C12	Preliminary Plat IV
L01	Landscape Plan
L02	Landscape Details

Summary Table

This represents a planned single and multifamily development with internal circulation, public streets, and access off HWY 45
Current Zoning RE to be converted to R4, Development Includes the following:

Areas & Density:

Gross Area	58.87 Acres
Area of Right of Way	9.64 Acres
Net Area	49.23 Acres
Total Building Square Footage	489,450 Sqft
Density In Units Per Acre	3.19 (157/49.23)

R4 Lot Standards:

"A" Lots-Patio Home
Zoning: R4
Minimum Lot Width: 50' (50' Shown)
Side Setback: 5'
Rear Setback: 25'
Front Setback: 10'-35' (25' Shown)
Number of Lots Shown: 84
"B" Lots-Duplex Units
Zoning: R4
Minimum Lot Width: 64' (64' Shown)
Side Setback: 5'
Rear Setback: 25'
Front Setback: 10'-35' (25' Shown)
Number of Lots Shown: 57 (114 Units)

"C" Lots-Triplex Units
Zoning: R4
Minimum Lot Width: 115' (119' Shown))
Side Setback: 5'
Rear Setback: 25'
Front Setback: 10'-35' (25' Shown)
Number of Lots Shown: 16 (48 Units)

Proposed Lot Areas:

Proposed Lot Area	1,771,400.35 Sqft 40.68 Ac.
Proposed Tract A	81,557.53 Sqft 1.87 Ac.
Proposed Tract B	44,984.36 Sqft 1.03 Ac.
Proposed Tract C	67,243.81 Sqft 1.54 Ac.
Proposed Tract D	105,126.66 Sqft 2.41 Ac.
Proposed Tract E	68,305.54 Sqft 1.56 Ac.
Proposed Tract F	5,970.40 Sqft 0.14 Ac.

R/W Area 419,816.28 Sqft | 9.64 Ac.

Public Street Information:

Width of Right-Of-Way	50 ft
Width of Street	28 ft
Sidewalk Width	5 ft
Design Speed	25 mph

Preliminary Development Plan

25-0192
Creekside West R4
Parkville, Platte County, MO

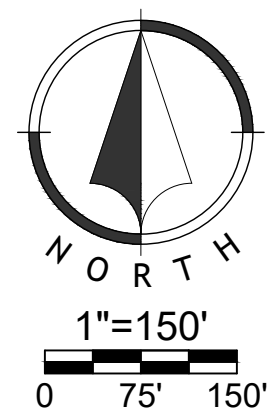
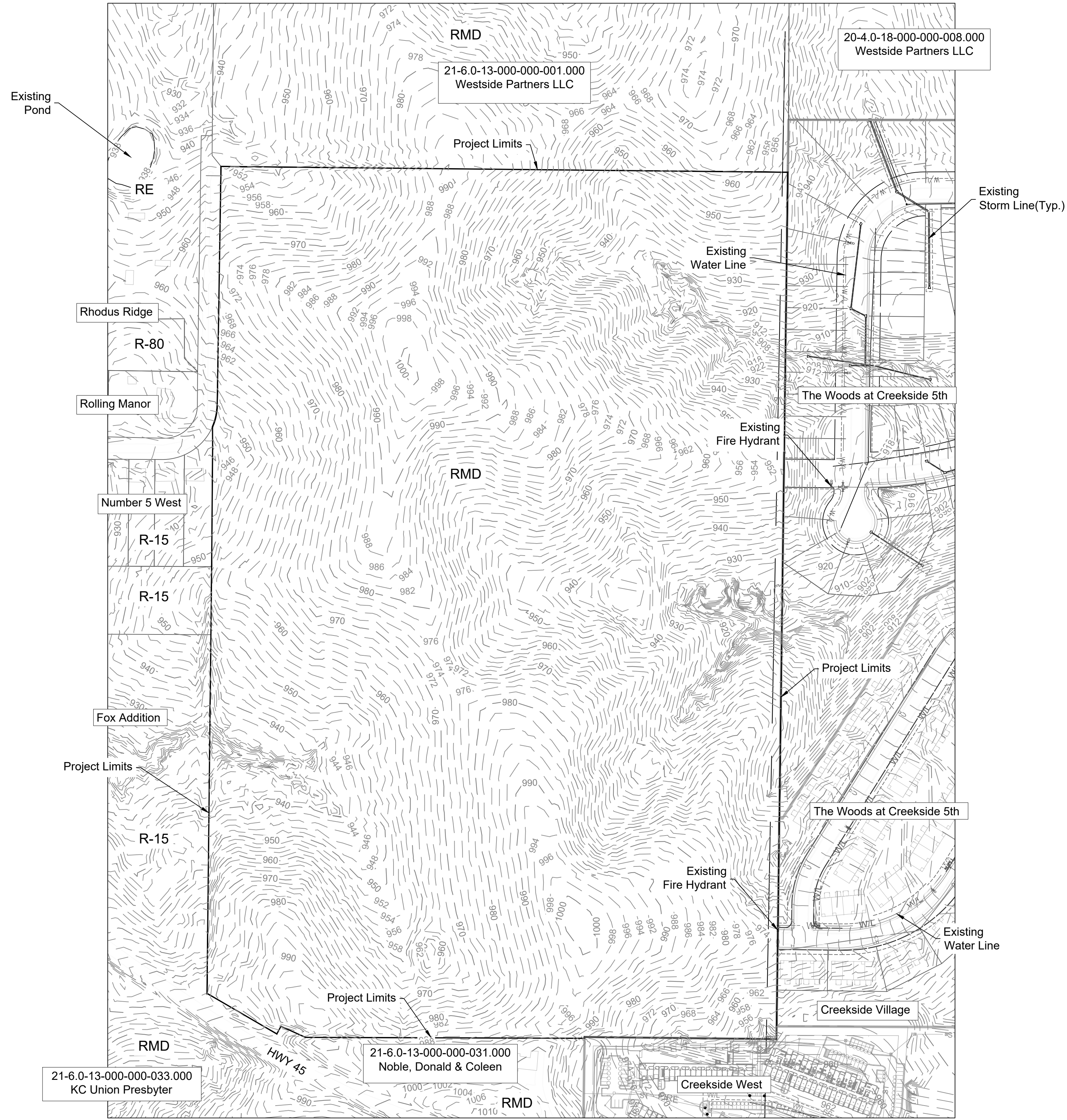
Title Sheet

NO.	DATE	REVISION
1	01/30/2026	Per City Comments
0	01/09/2026	Original Submittal

DRAWN BY	CHECKED BY
JA	PC

Renaissance Infrastructure Consulting
400 E 17th Street
Kansas City, Missouri 64108 www.riic-consult.com
816.800.0950
MO Certificate of Authority: E-2010033830

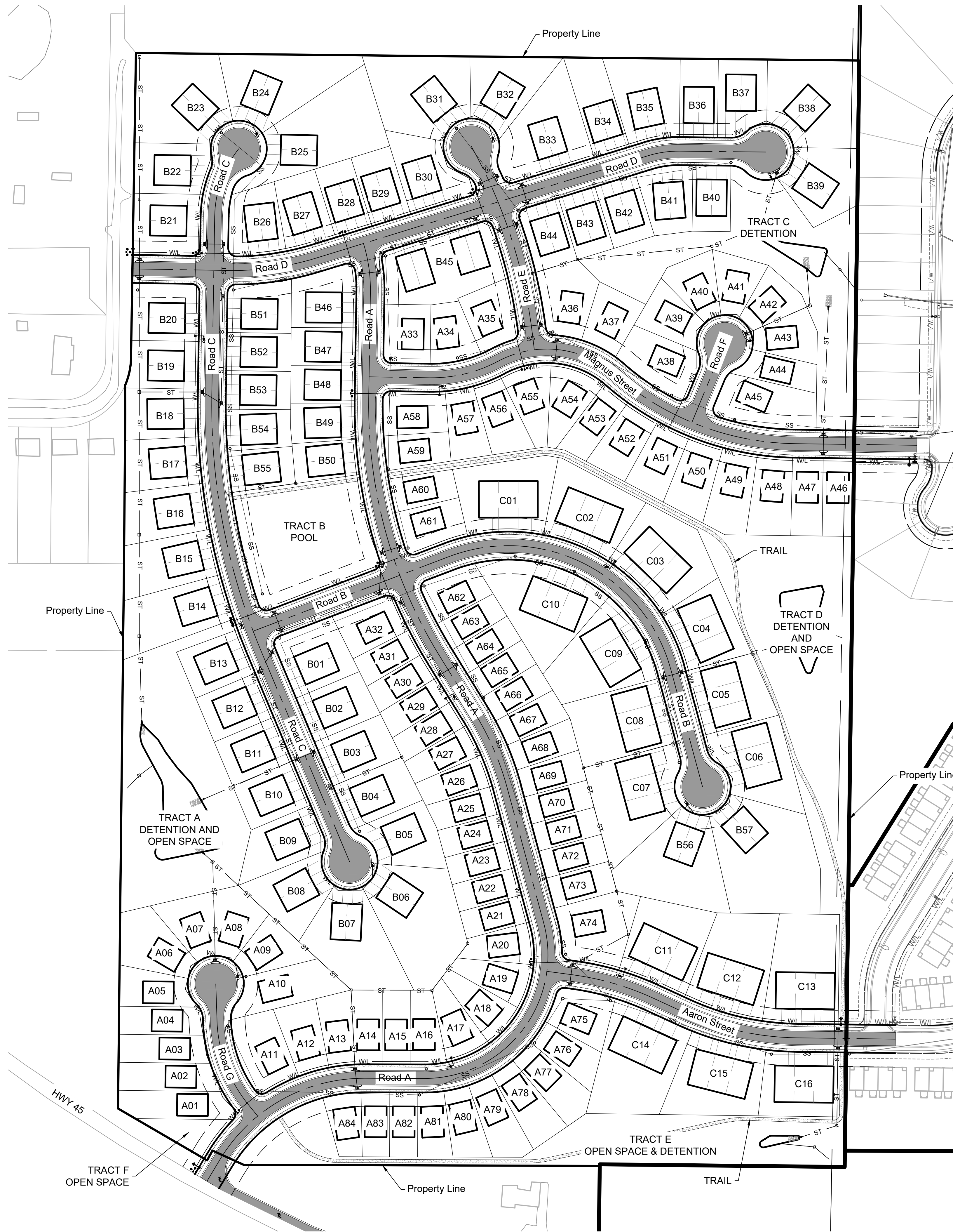
Sheet
C01



NO.	DATE	REVISION
1	01/30/2026	Per City Comments
0	01/09/2026	Original Submittal

Renaissance Infrastructure Consulting
 5015 NW Canal Street, Suite 100 816.800.0950
 Riverside, Missouri 64150 www.riic-consult.com
 MO Certificate of Authority: E-2010033830

allen
Jan 30, 2026-10:07am
Z:\chic design\2025-01-19\DWG\Streets\PP\25-0192_PDF-GEN_LAYOUT.dwg



Lots "A"
 Total Lots: 84
 Total Lot Area: 660,006.82 Sqft | 15.15 Ac.
 Proposed Zoning: R4
 Building Square Footage: 2,145 sqft
 Building Use: R4

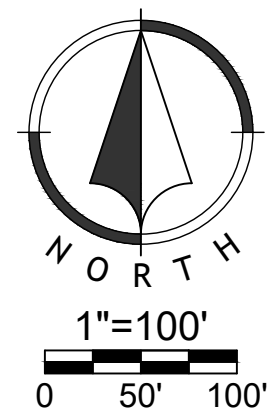
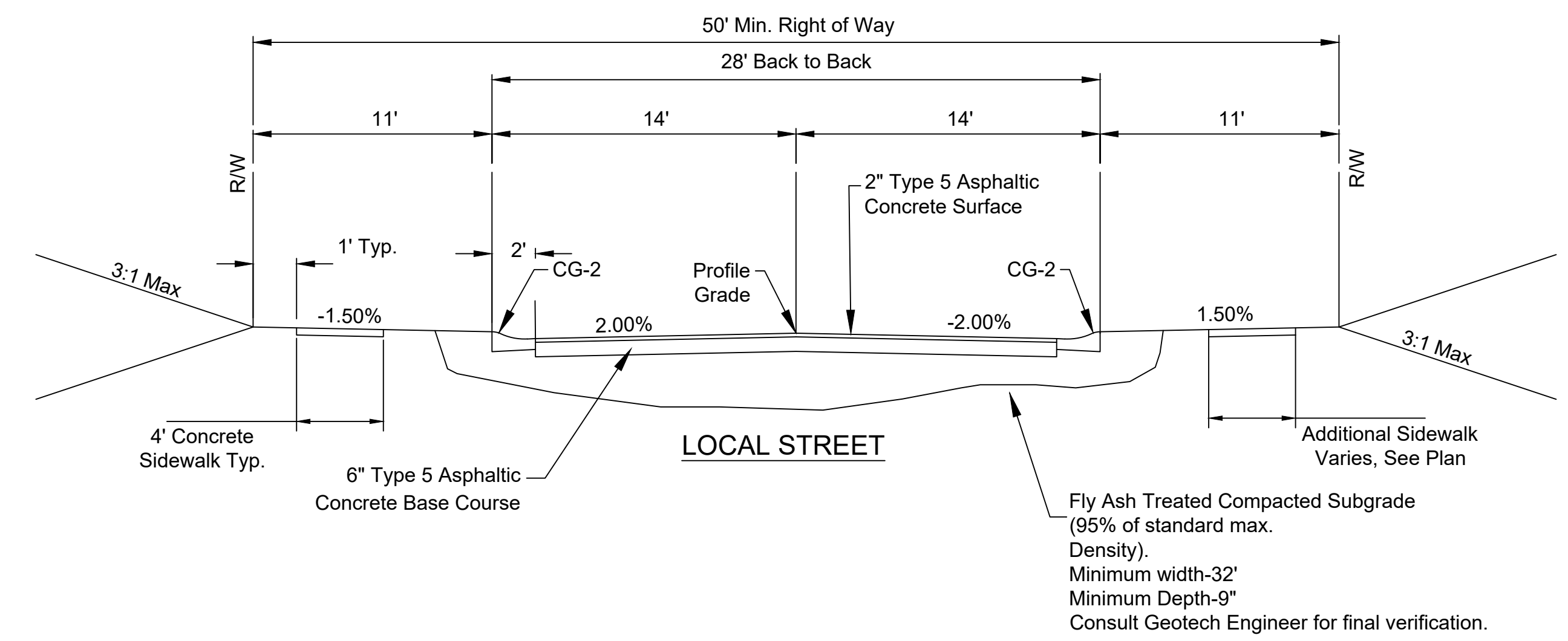
Setbacks
 Front: 10'-35'(25' Shown)
 Rear: 25'
 Side: 5'
 Minimum Lot Width: 50'

Lots "B"
 Total Lots: 57
 Total Lot Area: 691,776.21 Sqft | 15.88 Ac.
 Proposed Zoning: R4
 Building Square Footage: 3,510 sqft
 Building Use: R4

Setbacks
 Front: 10'-35'(25' Shown)
 Rear: 25'
 Side: 5'
 Minimum Lot Width: 50'

Lots "C"
 Total Lots: 16
 Total Lot Area: 345,228.12 Sqft | 7.93 Ac.
 Proposed Zoning: R4
 Building Square Footage: 6,825 sqft
 Building Use: R4

Setbacks
 Front: 10'-35'(25' Shown)
 Rear: 25'
 Side: 5'
 Minimum Lot Width: 50'



Preliminary Development Plan
 25-0192
 Creekside West R4
 Parkville, Platte County, MO

General Layout

NO.	DATE	REVISION
1	01/30/2026	Per City Comments
0	01/09/2026	Original Submittal

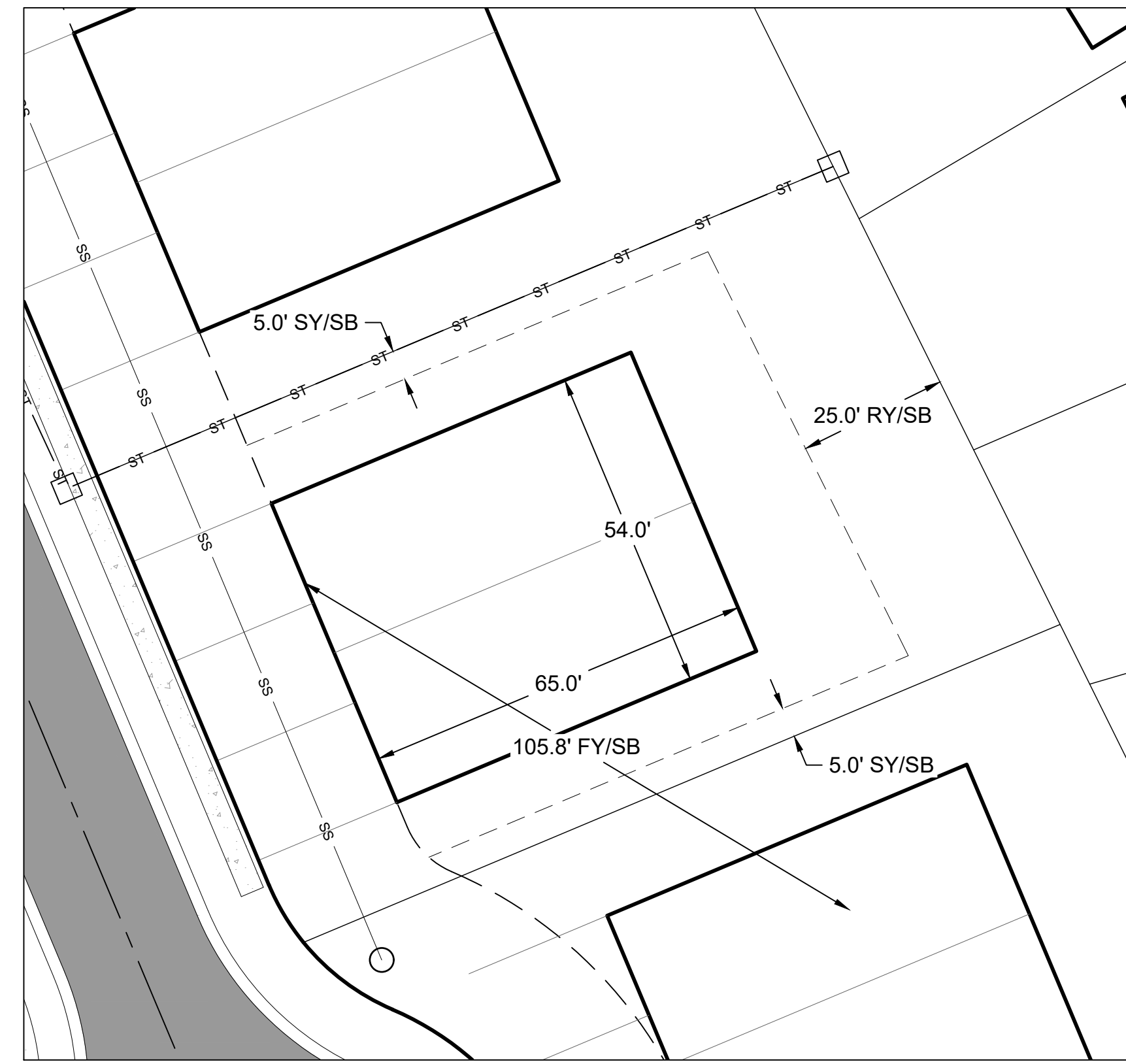
DRAWN BY: JA
 CHECKED BY: PC

Renaissance Infrastructure Consulting
 400 E 17th Street
 Kansas City, Missouri 64108
 816.800.0950
 www.ricconsult.com
 MO Certificate of Authority: E-2010033630

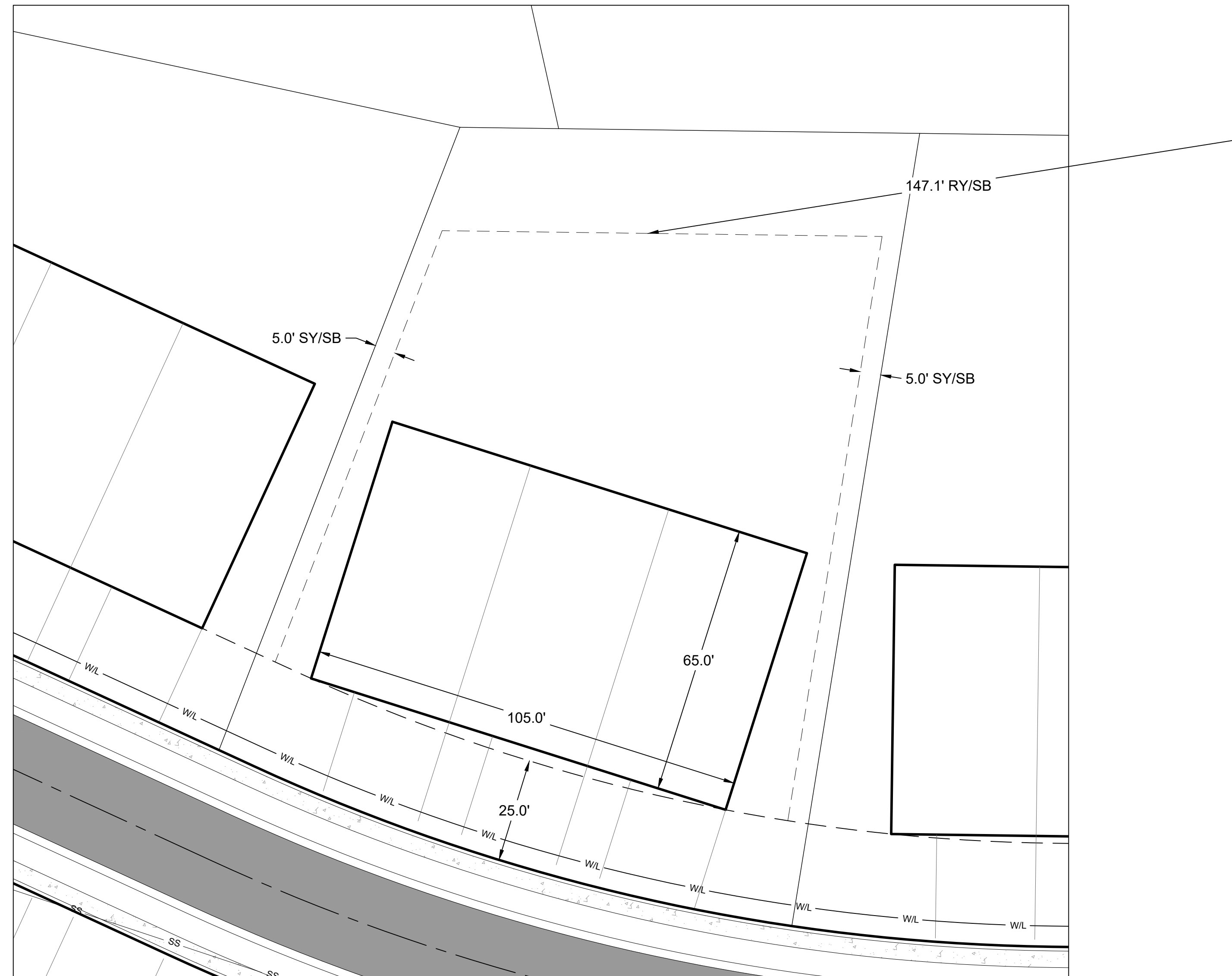
Sheet
 C03



Lot "A" Single Family Home Detail
1:20



Lot "B" Duplex Detail
1:20



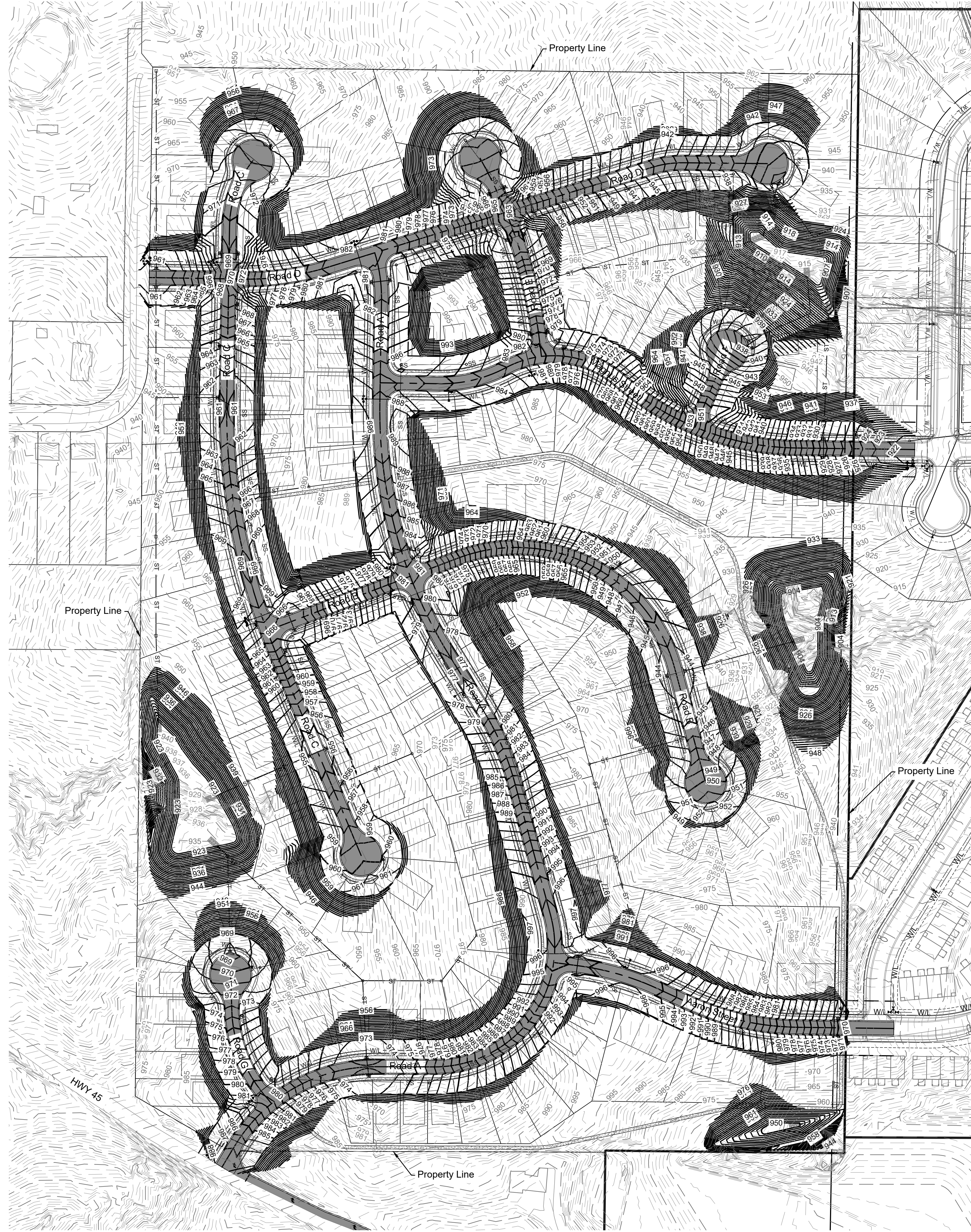
Lot "C" Triplex Detail
1:20



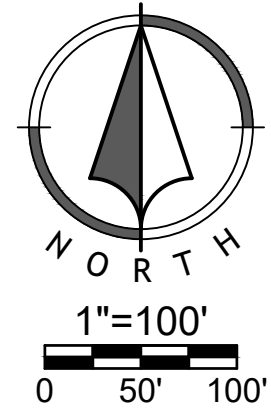
NO.	DATE	REVISION
1	01/30/2026	Per City Comments
0	01/09/2026	Original Submittal

DRAWN BY: JA
CHECKED BY: PC

Renaissance Infrastructure Consulting
 400 E 17th Street
 Kansas City, Missouri 64108
 816.800.0950
 www.ricconsult.com
 MO Certificate of Authority: E-2010033830



LEGEND	
	Existing Major Contour
	Existing Minor Contour
	Proposed Major Contour
	Proposed Minor Contour



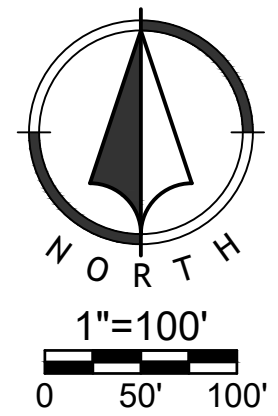
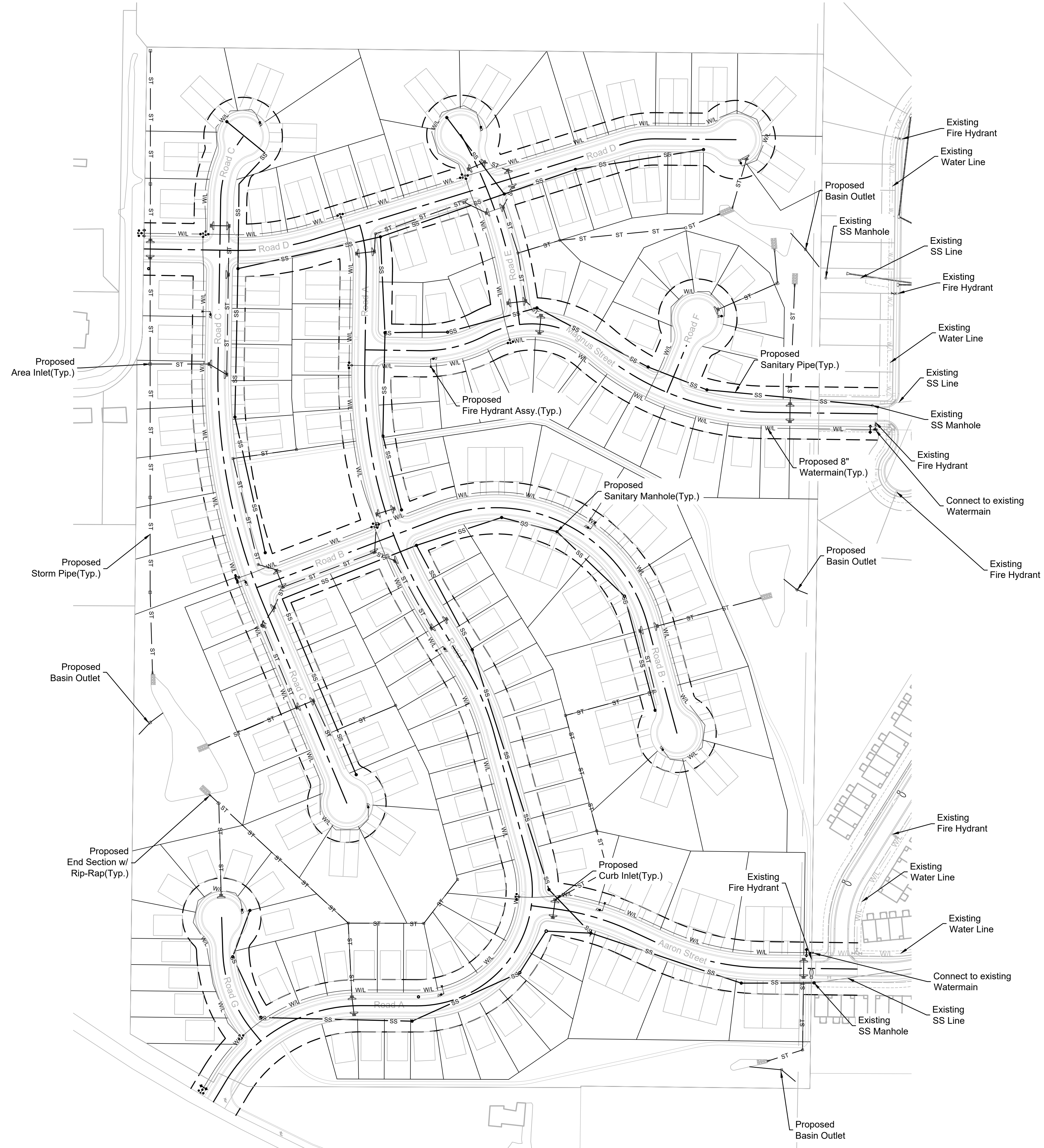
Grading Plan

NO.	DATE	REVISION
1	01/30/2026	Per City Comments
0	01/09/2026	Original Submittal

DRAWN BY	CHECKED BY
JA	PC

Renaissance Infrastructure Consulting

 400 E 17th Street
 Kansas City, Missouri 64108
 816.800.0950
 www.ricconsult.com
 MO Certificate of Authority: E-2010033630

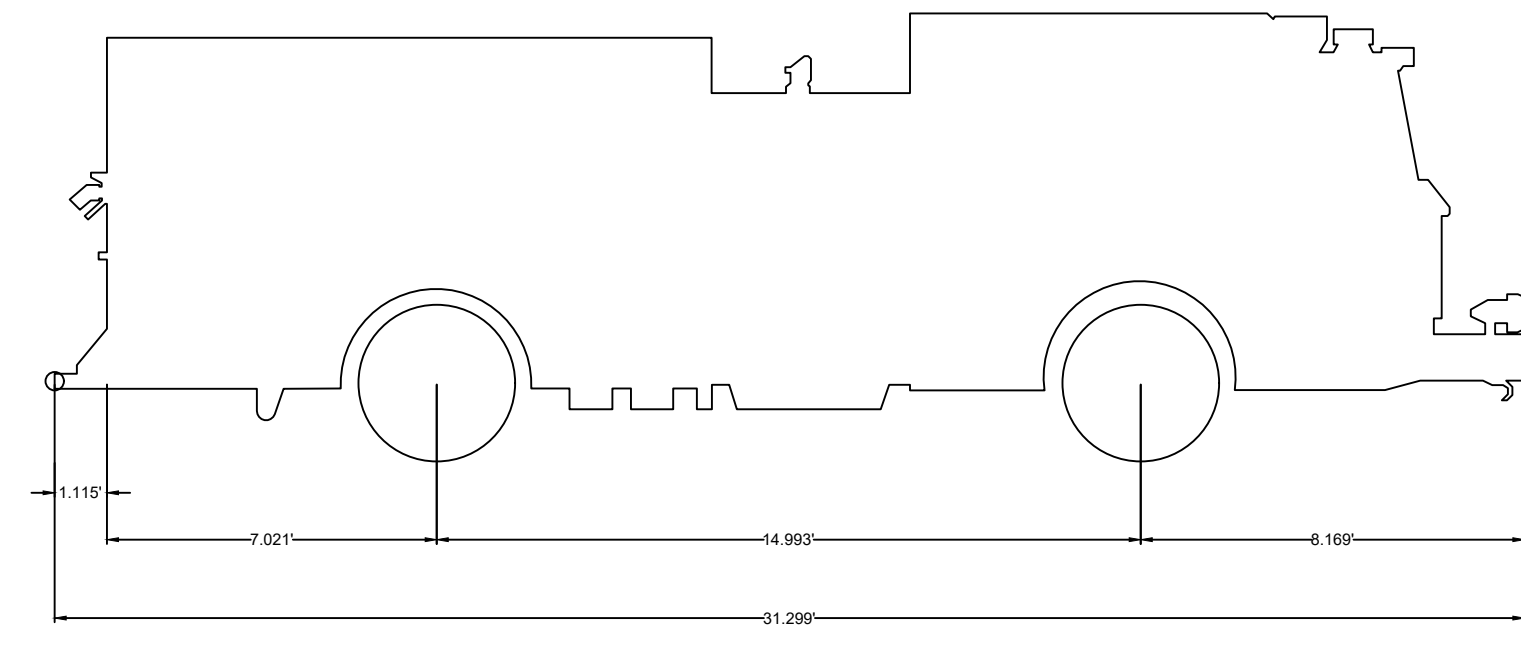
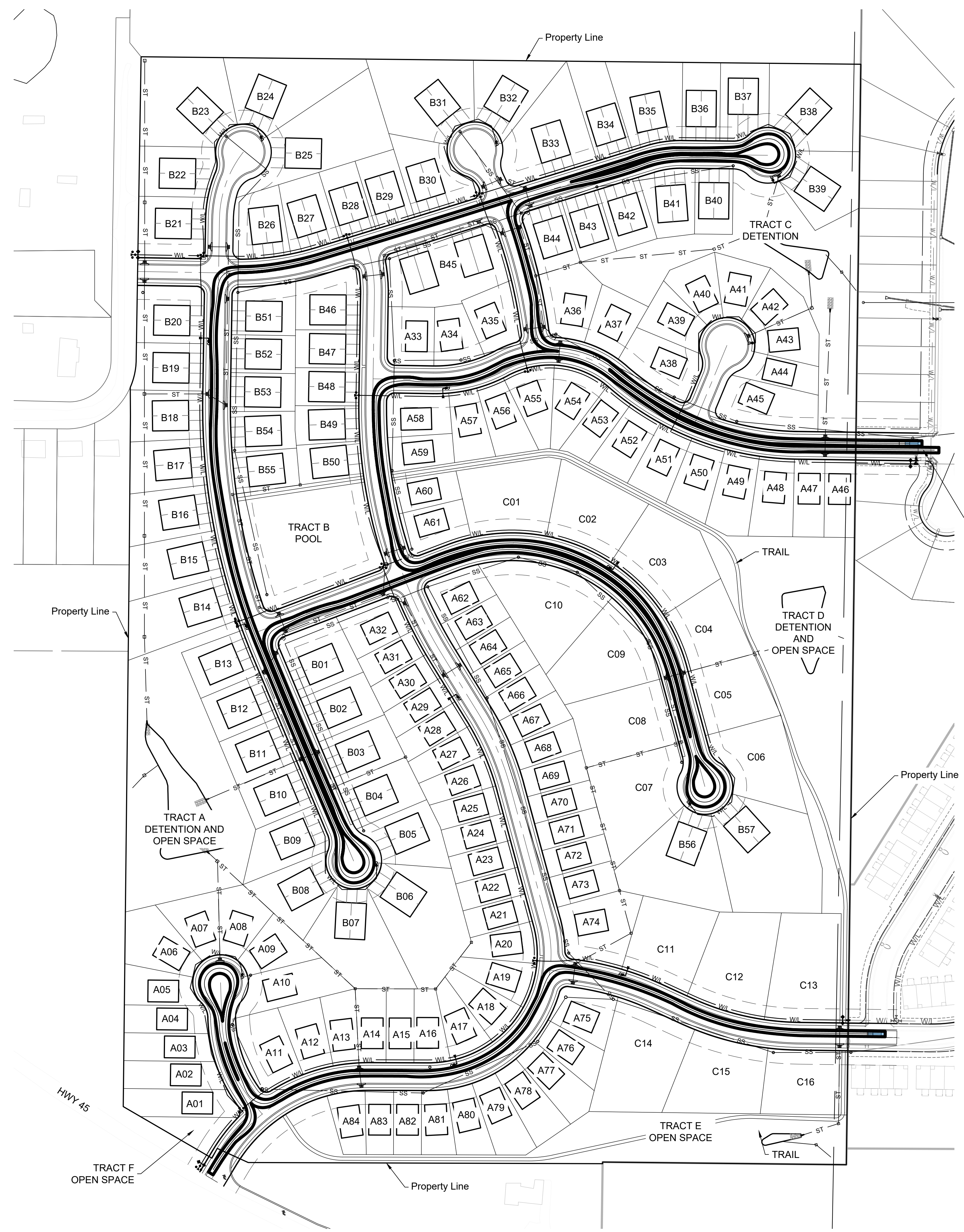


1	01/30/2026	Per City Comments
0	01/09/2026	Original Submittal
NO.	DATE	REVISION

DRAWN BY	CHECKED BY
JA	PC

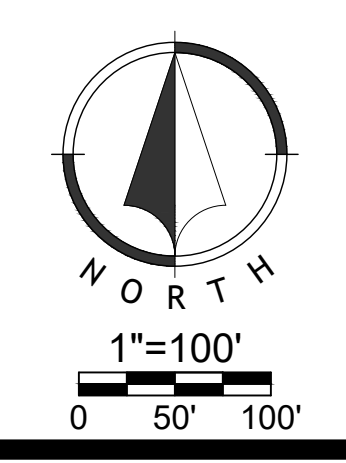
Renaissance Infrastructure Consulting
816.800.0950
www.ricconsult.com
400 E 17th Street
Kansas City, Missouri 64108
MO Certificate of Authority: E-2010033630

allen
Jan 30, 2026-10:09am
Z:\chic design\25-0192\DWG\Sheets\PP\25-0192_PDP-TURN.dwg



Vehicle library: EMERGENCY_AASHTO
 Name: Fire Vehicle - Pumper
 Width [ft]: 9.744
 Height [ft]: 9.540
 Front track [ft]: 9.304
 Back track [ft]: 9.304
 Total vehicle length [ft]: 31.299
 Average steering angle: 33.000°
 Turn time (sec.): 6.0
 Turning radius (curb to curb) [ft]: 31.533
 Turning radius (wall to wall) [ft]: 36.308

Vehicle Path for Fire Truck (Typ.)



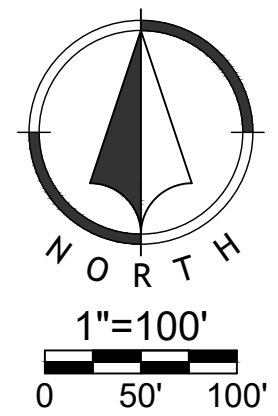
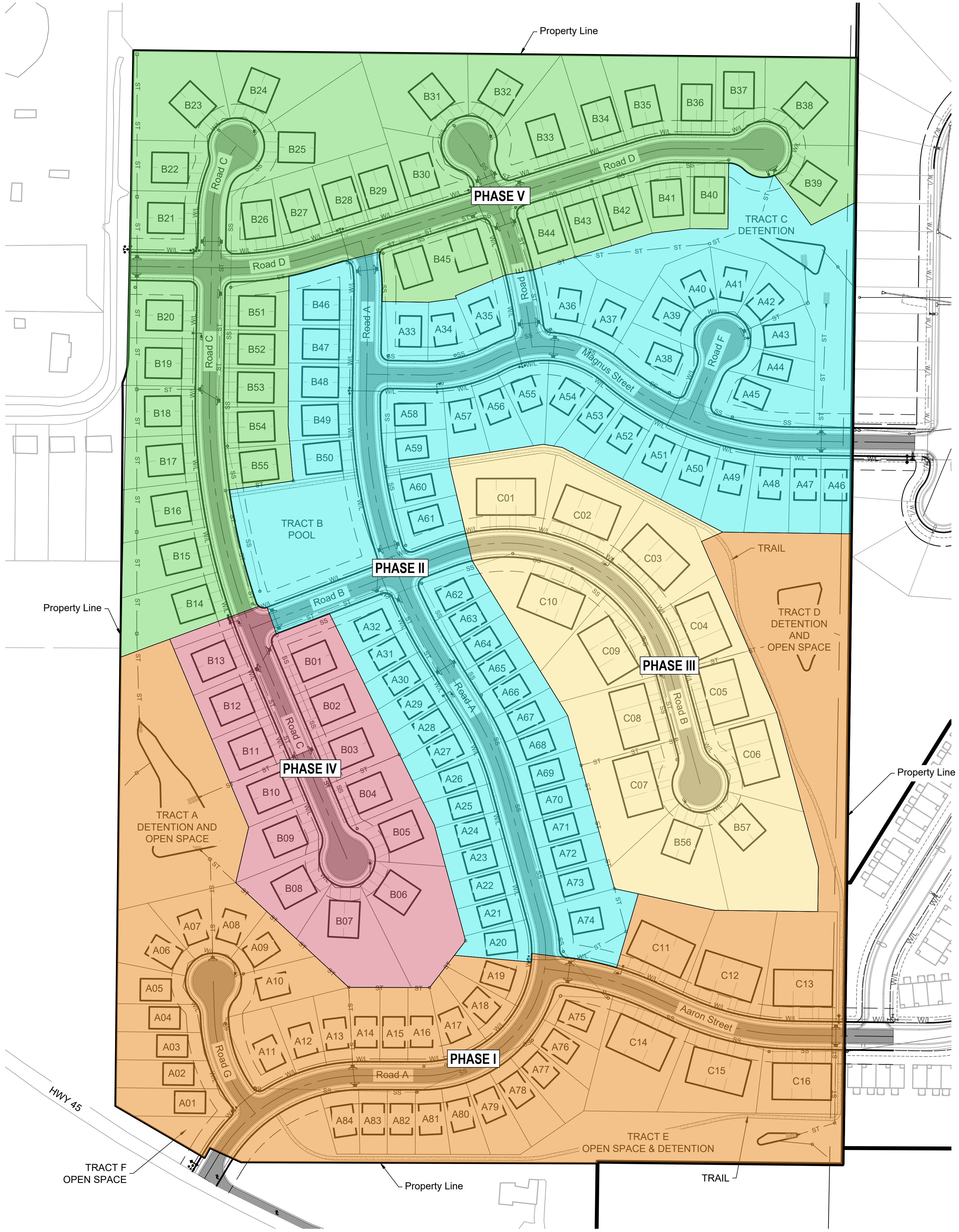
Fire Truck Path

NO.	DATE	REVISION
1	01/30/2026	Per City Comments
0	01/09/2026	Original Submittal

DRAWN BY: JA
 CHECKED BY: PC

Renaissance Infrastructure Consulting
 400 E 17th Street
 Kansas City, Missouri 64108
 816.800.0950
 www.ricconsult.com
 MO Certificate of Authority: E-2010033830

allen
Jan 30, 2026-10:09am
Z:\civic design\2025\25-01192\Drawg\Sheets\PP\25-01192_PDP-PHASING.dwg



Preliminary Development Plan
25-0192
Creekside West R4
Parkville, Platte County, MO

Phasing Plan

NO.	DATE	REVISION
1	01/30/2026	Per City Comments
0	01/09/2026	Original Submittal

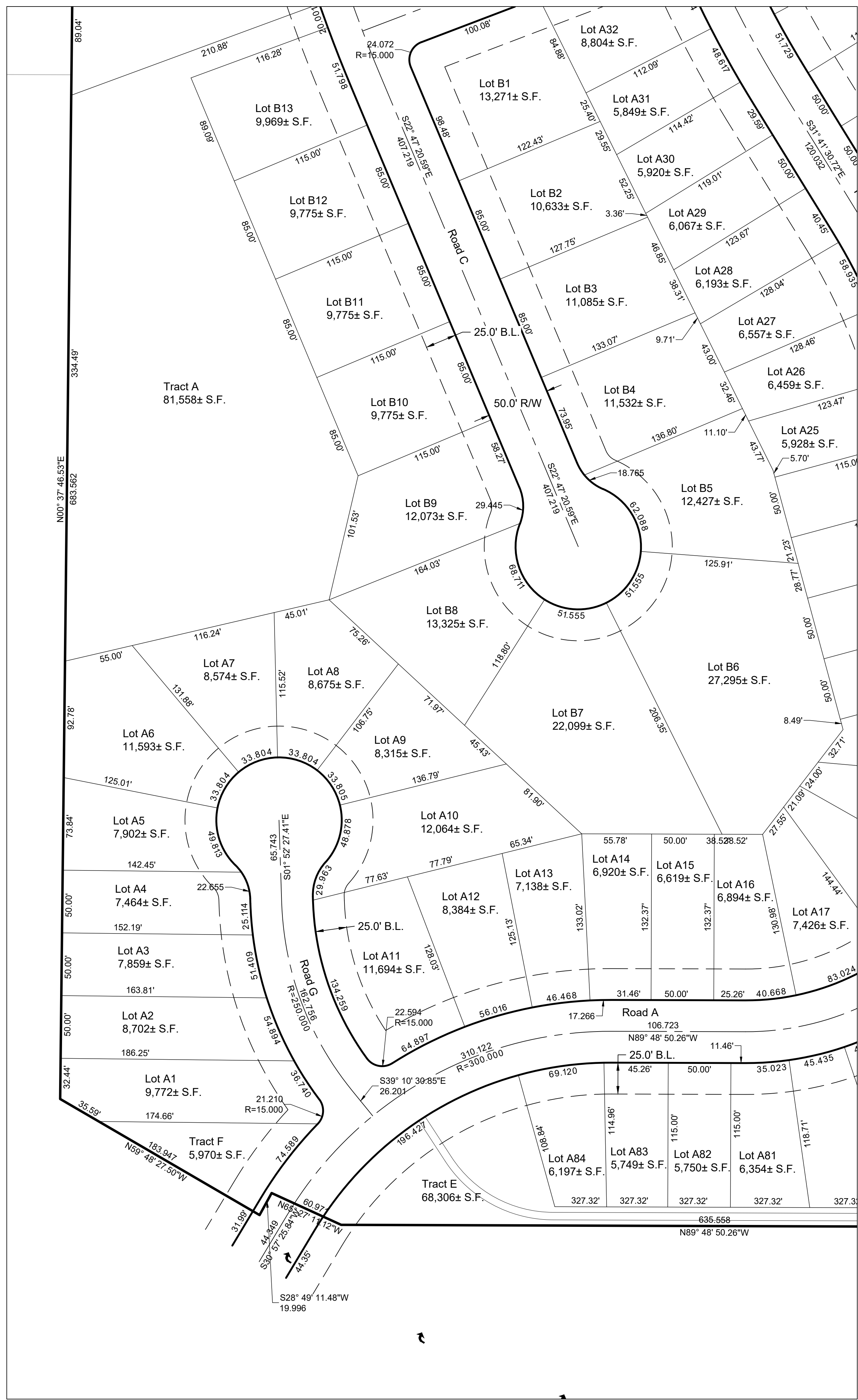
NO.	DATE	REVISION
1	01/30/2026	Per City Comments
0	01/09/2026	Original Submittal

DRAWN BY: JA CHECKED BY: PC

Renaissance Infrastructure Consulting
 400 E 17th Street
 Kansas City, Missouri 64108
 816.800.0950
 www.ricconsult.com
 MO Certificate of Authority: E-2010033830

Sheet
C08

allen
Jan 30, 2026-10:09am
Z:\chic\design\2025\25-0192\Drawg\Sheets\PP\25-0192_PDP-PRELIM PLAT.dwg

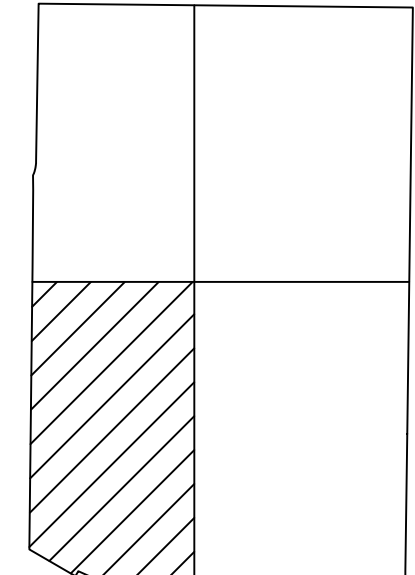
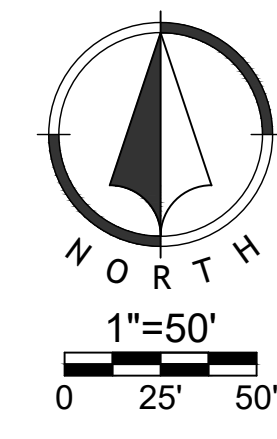


Lot Number	SF
A1	9771.5212
A2	8701.5697
A3	7858.9239
A4	7463.7252
A5	7901.9159
A6	11593.0799
A7	8574.0624
A8	8674.5668
A9	8315.3474
A10	12063.9525
A11	11693.4909
A12	8384.2815
A13	7137.6755
A14	6920.4154
A15	6618.5156
A16	6894.2889
A17	7426.3576
A18	7582.9927
A19	7512.5224
A20	6877.867
A21	5750
A22	5750
A23	5750
A24	5750
A25	5927.4588
A26	6459.0392
A27	6557.1103
A28	6193.2803
A29	6067.0784
A30	5919.6076
A31	5848.7086
A32	8803.5395
A33	8715.9261
A34	7545.3154
A35	9101.3123
A36	11234.0791
A37	8519.9841
A38	11694.9231
A39	8177.3075
A40	7989.1231
A41	7278.1544
A42	7259.1119
A43	7880.5669
A44	6712.1594
A45	13886.1631
A46	7648.3723
A47	7708.9323
A48	10062.1409
A49	10447.9462
A50	9331.5417
A51	8692.3295
A52	8789.8216
A53	7374.3788
A54	8831.1778
A55	8572.6788
A56	8543.4325
A57	7841.3034
A58	6586.839
A59	6664.8733
A60	6548.9255
A61	8670.5973
A62	7907.4135
A63	5762.3792
A64	5734.524
A65	5734.524
A66	5967.0565
A67	6263.8132
A68	6300.8413
A69	6112.2657
A70	5780.4707
A71	5780.4707
A72	5780.4707
A73	6405.448
A74	14960.7162
A75	8977.6144
A76	7237.5022
A77	9070.7381
A78	9015.793
A79	8741.8721
A80	7187.2874
A81	6354.279
A82	5749.9977
A83	5748.72
A84	6197.2637

Lot Number	SF
B1	13271.0068
B2	10632.6217
B3	11085.0104
B4	11531.5704
B5	12427.0643
B6	27295.2451
B7	22099.0966
B8	13325.092
B9	12072.8326
B10	9775
B11	9775
B12	9775
B13	9968.9185
B14	17722.9669
B15	14822.7046
B16	13003.0042
B17	11877.6203
B18	11585.4189
B19	10421.4281
B20	12274.1895
B21	13220.7701
B22	12004.5995
B23	25322.955
B24	22249.2763
B25	27745.9226
B26	10996.2762
B27	10601.4252
B28	8664.8866
B29	9227.6044
B30	13552.9126
B31	23479.7163
B32	14598.0943
B33	21332.021
B34	11647.459
B35	16973.4603
B36	9519.9631
B37	11421.5297
B38	24155.6165
B39	14800.4102
B40	7990.7145
B41	10200.1792
B42	8730.8435
B43	7820
B44	8799.5369
B45	23857.6223
B46	11725.9083
B47	7822.4435
B48	7771.6245
B49	7684.6417
B50	7678.5652
B51	10165.8857
B52	7826.1249
B53	7959.2251
B54	8108.7136
B55	8115.6418
B56	33417.3041
B57	24705.0837

Lot Number	SF
C1	20808.3274
C2	19189.4437
C3	21599.1449
C4	15135.0355
C5	15684.7627
C6	18764.1672
C7	23733.1192
C8	20497.764
C9	21727.1663
C10	24960.3414
C11	19580.0629
C12	22807.7436
C13	23782.4198
C14	25535.4881
C15	20771.2225
C16	15532.3886

Tract	SF
Tract A	81557.5303
Tract B	44984.3635
Tract C	67243.8122
Tract D	105126.655
Tract E	68305.5425
Tract F	5970.3993



Preliminary Development Plan
25-0192
Creekside West R4
Parkville, Platte County, MO

Preliminary Plat I

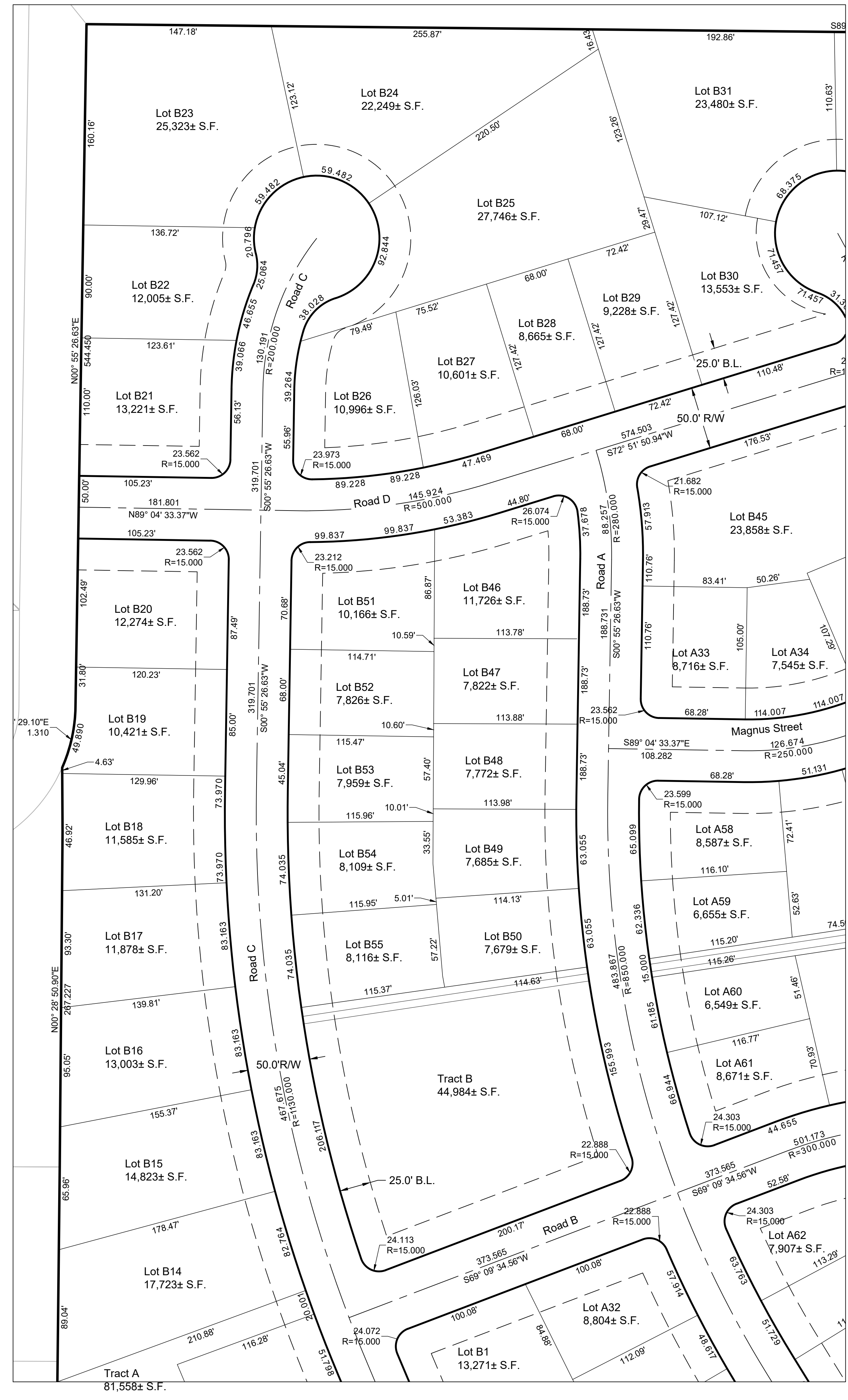
NO.	DATE	REVISION
1	01/30/2026	Per City Comments
0	01/09/2026	Original Submittal

DRAWN BY: JA
CHECKED BY: PC

Renaissance Infrastructure Consulting
400 E 17th Street
Kansas City, Missouri 64108
www.ricconsult.com
816.800.0950
E-2010033630
MO Certificate of Authority

Sheet
C09

allen
Jan 30, 2026-10:09am
Z:\chic\design\2025\25-0192\Drawg\Sheets\PP\25-0192_PDP-PRELIM PLAT.dwg

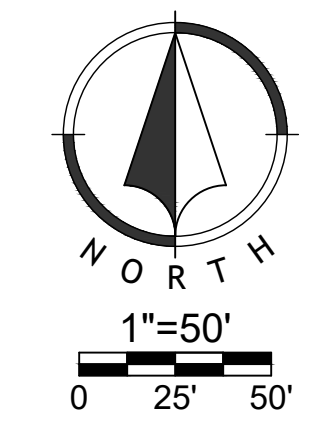


Lot Number	SF
A1	9771.5212
A2	8701.5697
A3	7858.9235
A4	7463.7252
A5	7901.9156
A6	11593.0799
A7	8574.0624
A8	8674.5688
A9	8315.3474
A10	12063.9525
A11	11693.4909
A12	8384.2815
A13	7137.6755
A14	6920.4154
A15	6618.5156
A16	6894.2889
A17	7426.3576
A18	7582.9927
A19	7512.5224
A20	6877.867
A21	5750
A22	5750
A23	5750
A24	5750
A25	5927.4588
A26	6459.0392
A27	6557.1103
A28	6193.2803
A29	6067.0764
A30	5919.6076
A31	5848.7086
A32	8803.5395
A33	8715.9251
A34	7545.3154
A35	9101.3123
A36	11234.0791
A37	8519.9841
A38	11694.9231
A39	8177.3075
A40	7989.1231
A41	7278.1544
A42	7259.119
A43	7880.5659
A44	6712.1594
A45	13686.1631
A46	7648.3723
A47	7708.9323
A48	10052.1406
A49	10447.9462
A50	9331.5417
A51	8692.3295
A52	8789.8216
A53	7374.3788
A54	8831.1778
A55	8572.6788
A56	8543.4325
A57	7841.3034
A58	8586.639
A59	6664.8733
A60	6548.9255
A61	8670.5973
A62	7907.4135
A63	5762.3792
A64	5734.524
A65	5734.524
A66	5967.0565
A67	6283.8132
A68	6300.8413
A69	6112.2657
A70	5780.4707
A71	5780.4707
A72	5780.4707
A73	6405.448
A74	14960.7162
A75	8977.6144
A76	7237.5022
A77	9070.7381
A78	9015.793
A79	8741.8721
A80	7187.2874
A81	6354.279
A82	5749.9977
A83	5748.72
A84	6197.2637

Lot Number	SF
B1	13271.0068
B2	10632.6217
B3	11085.0104
B4	11531.5704
B5	12427.0643
B6	27295.2451
B7	22099.0966
B8	13325.062
B9	12072.8326
B10	9775
B11	9775
B12	9775
B13	9968.9185
B14	17722.9669
B15	14822.7046
B16	13003.0042
B17	11877.6203
B18	11585.4189
B19	10421.4281
B20	12274.1895
B21	13220.7701
B22	12004.5995
B23	25322.955
B24	22249.2763
B25	27745.9226
B26	10996.2762
B27	10601.4252
B28	8664.8866
B29	9227.6044
B30	13552.9126
B31	23479.7163
B32	14598.0943
B33	21332.021
B34	11647.459
B35	16973.4603
B36	9519.9631
B37	11421.5297
B38	24155.6165
B39	14800.4102
B40	7990.7145
B41	10200.1792
B42	8730.8435
B43	7820
B44	8799.5369
B45	23857.6223
B46	11725.9083
B47	7822.4435
B48	7771.6245
B49	7684.6417
B50	7678.5652
B51	10165.8857
B52	7826.1249
B53	7959.2251
B54	8108.7136
B55	8115.6418
B56	33417.3041
B57	24705.0837

Lot Number	SF
C1	20808.3274
C2	19189.4437
C3	21599.1449
C4	15135.0355
C5	15584.7627
C6	18764.1672
C7	23733.1192
C8	20497.764
C9	21727.1663
C10	24960.3414
C11	19580.0629
C12	22807.7436
C13	23782.4198
C14	25535.4881
C15	20771.2225
C16	15532.3886

Lot Number	SF
Tract A	81557.5308
Tract B	44984.3636
Tract C	67243.8122
Tract D	105126.656
Tract E	68305.5425
Tract F	5970.3995



Preliminary Development Plan
25-0192
Creekside West R4
Parkville, Platte County, MO

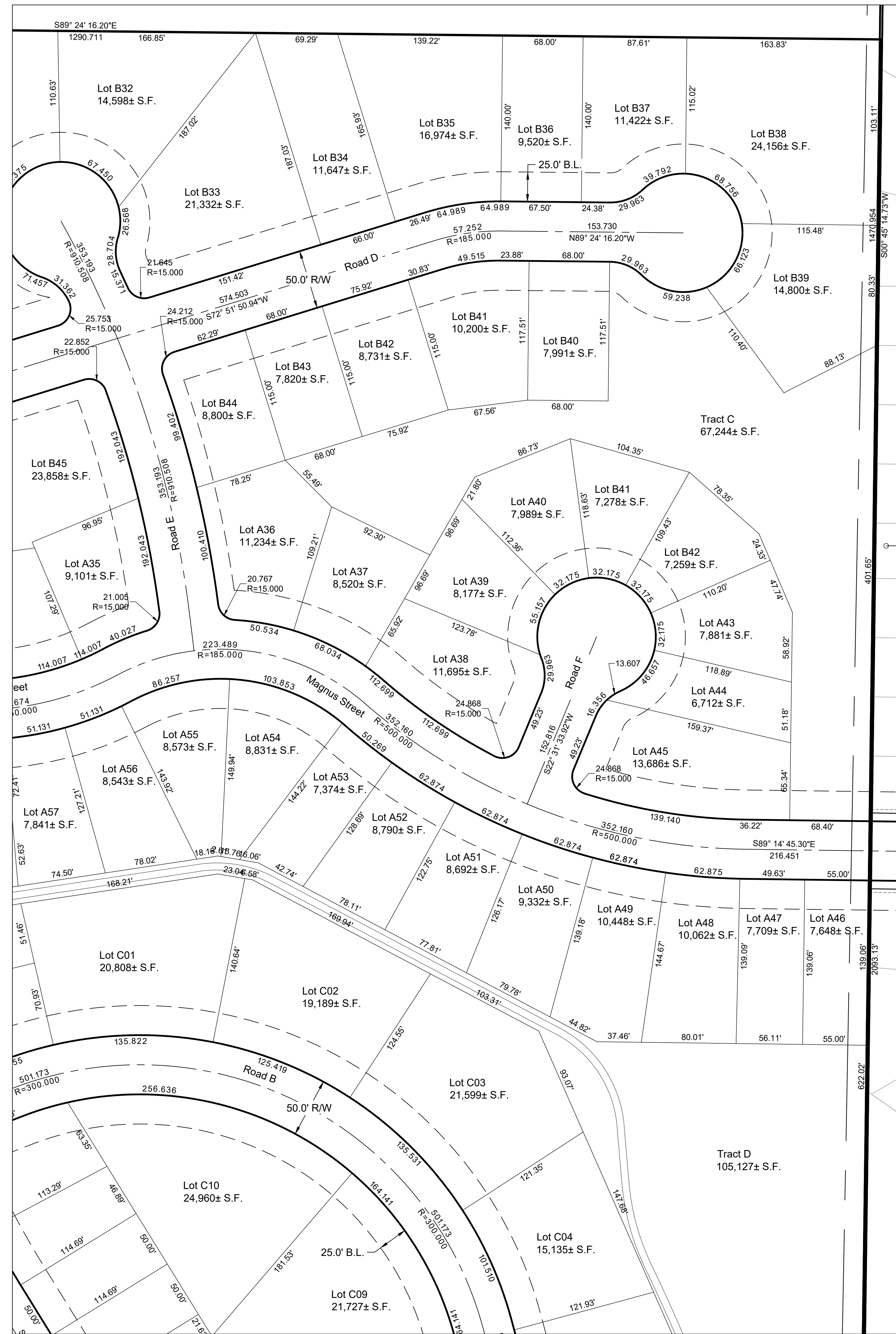
Preliminary Plat II

NO.	DATE	REVISION
1	01/30/2026	Per City Comments
0	01/09/2026	Original Submittal

DRAWN BY: JA
CHECKED BY: PC

Renaissance Infrastructure Consulting
400 E 17th Street
Kansas City, Missouri 64108
www.ricconsult.com
816.800.0950
E-2010033690
MO Certificate of Authority

Sheet
C10

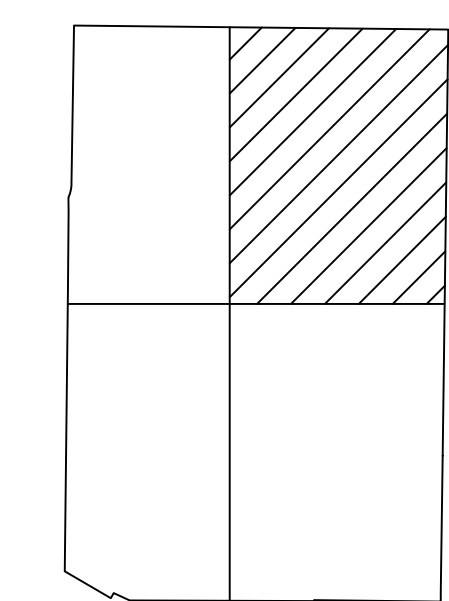
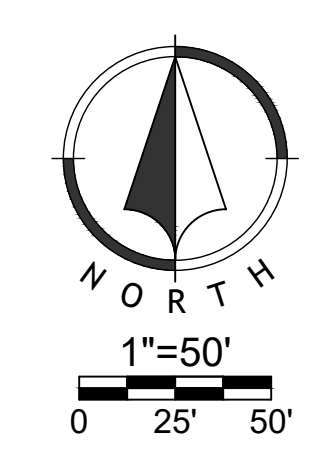


Lot Number	SF
A1	9771.5212
A2	8701.5697
A3	7858.9235
A4	7463.7252
A5	7901.9156
A6	11593.0799
A7	8574.0624
A8	8674.6668
A9	8315.3474
A10	12063.9525
A11	11693.4909
A12	8384.2815
A13	7137.6755
A14	6920.4154
A15	6618.5156
A16	6894.2889
A17	7426.3576
A18	7582.9927
A19	7512.5224
A20	6877.867
A21	5750
A22	5750
A23	5750
A24	5750
A25	5627.4588
A26	6459.0392
A27	6557.1103
A28	6193.2803
A29	6067.0764
A30	5919.6076
A31	5848.7086
A32	8803.5395
A33	8715.9261
A34	7545.3154
A35	9101.3123
A36	11234.0791
A37	8519.9841
A38	11694.9231
A39	8177.3075
A40	7989.1231
A41	7278.1544
A42	7259.119
A43	7880.5669
A44	6712.1594
A45	13686.1631
A46	7648.3723
A47	7708.9323
A48	10062.1406
A49	10447.9462
A50	9331.5417
A51	8692.3295
A52	8789.8216
A53	7374.3788
A54	8831.1778
A55	8572.6788
A56	8543.4325
A57	7841.3034
A58	8886.839
A59	8664.8733
A60	8548.9255
A61	8670.5973
A62	7907.4135
A63	5762.3792
A64	5734.524
A65	5734.524
A66	5967.0565
A67	6283.8132
A68	6300.8413
A69	6112.2657
A70	5780.4707
A71	5780.4707
A72	5780.4707
A73	6405.448
A74	14960.7162
A75	8977.6144
A76	7237.5022
A77	9070.7381
A78	9015.793
A79	8741.8721
A80	7187.2874
A81	6354.279
A82	5749.9977
A83	5748.72
A84	6197.2637

Lot Number	SF
B1	13271.0068
B2	10632.6217
B3	11085.0104
B4	11531.5704
B5	12427.0643
B6	27295.2451
B7	22099.0966
B8	13325.092
B9	12072.8326
B10	9775
B11	9775
B12	9775
B13	9668.9185
B14	17722.9669
B15	14822.7046
B16	13003.0042
B17	11877.6203
B18	11585.4189
B19	10421.4281
B20	12274.1895
B21	13220.7701
B22	12004.5995
B23	25322.955
B24	22249.2763
B25	27745.9226
B26	10996.2762
B27	10601.4252
B28	8664.8866
B29	9227.6044
B30	13562.9126
B31	23479.7163
B32	14598.0943
B33	21332.021
B34	11647.459
B35	16973.4603
B36	9519.9631
B37	11421.5297
B38	24155.6185
B39	14800.4102
B40	7990.7145
B41	10200.1792
B42	8730.8435
B43	7820
B44	8790.5369
B45	23857.6223
B46	11725.9083
B47	7822.4435
B48	7771.6245
B49	7684.6417
B50	7678.5652
B51	10165.8857
B52	7826.1249
B53	7959.2251
B54	8108.7136
B55	8115.6418
B56	33417.3041
B57	24705.0837

Lot Number	SF
C1	20808.3274
C2	19189.4437
C3	21599.1449
C4	15135.0355
C5	15584.7627
C6	18764.1672
C7	23733.1192
C8	20497.764
C9	21727.1663
C10	24960.3414
C11	19580.0629
C12	22807.7436
C13	23782.4198
C14	25535.4881
C15	20771.2225
C16	15532.3888

Lot Number	SF
Tract A	81557.5303
Tract B	44984.3636
Tract C	67243.8122
Tract D	105126.655
Tract E	68305.5425
Tract F	5970.3995



Jan 30, 2026-10:10am
Z:\chic\design\2025-01-19\2\Draw\Streets\PP\25-0192_PDP-PRELIM PLAT.dwg

Preliminary Development Plan
25-0192
Creekside West R4
Parkville, Platte County, MO

Preliminary Plat III

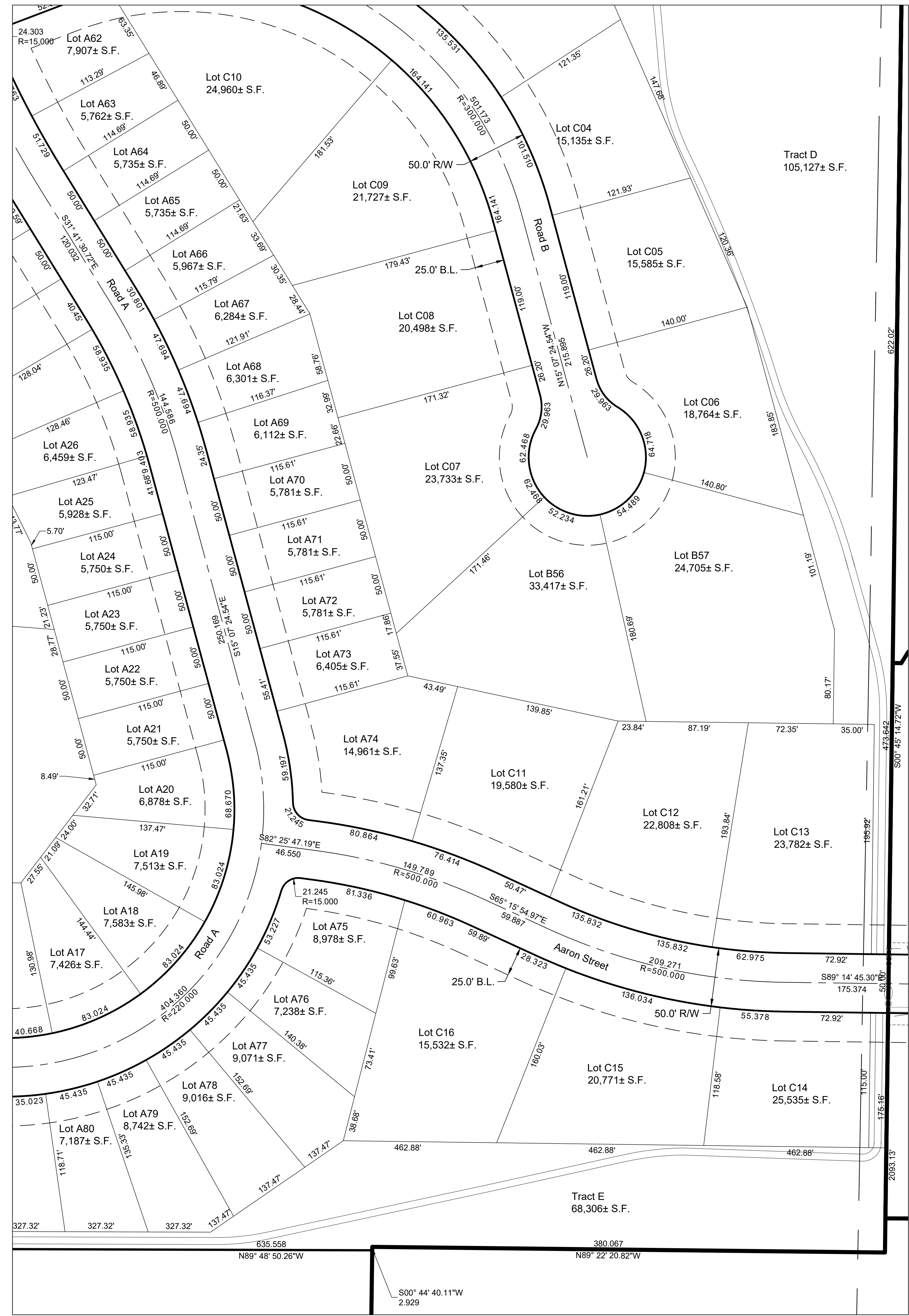
NO.	DATE	REVISION
1	01/30/2026	Per City Comments
0	01/09/2026	Original Submittal

DRAWN BY: JA
CHECKED BY: PC

Renaissance Infrastructure Consulting
816.800.0950
www.ricconsult.com
400 E 17th Street
Kansas City, Missouri 64108
MO Certificate of Authority: E-2010033630

Sheet
C11

allen
Jan 30, 2026-10:10am
Z:\chic\design\2025\25-0192\DWG\Sheets\PP\25-0192_PDP-PRELIM PLAT.dwg

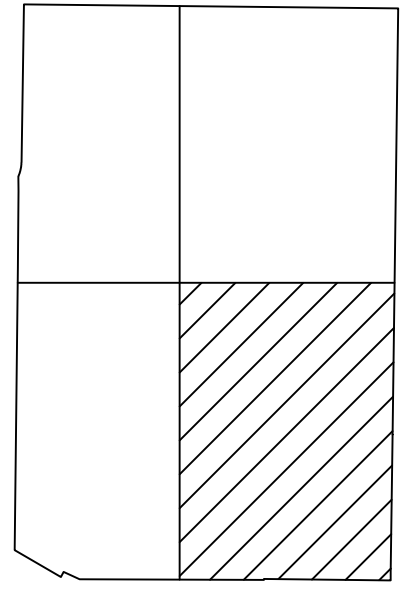
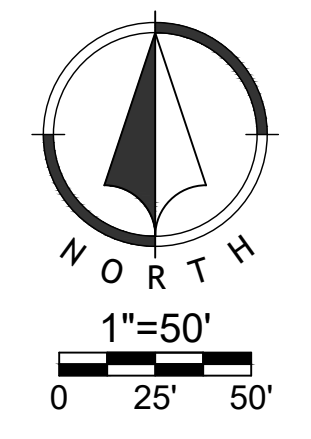


Lot Number	SF
A1	9771.5212
A2	8701.5697
A3	7858.9235
A4	7463.7252
A5	7901.9156
A6	11593.0799
A7	8574.0624
A8	8674.5668
A9	8315.3474
A10	12063.9525
A11	11693.4909
A12	8384.2615
A13	7137.6755
A14	6920.4154
A15	6618.5156
A16	6894.2889
A17	7426.3576
A18	7582.9927
A19	7512.5224
A20	6877.867
A21	5750
A22	5750
A23	5750
A24	5750
A25	5927.4588
A26	6459.0392
A27	6557.1103
A28	6193.2903
A29	6067.0764
A30	5919.6076
A31	5848.7086
A32	8803.5385
A33	8715.9261
A34	7545.3154
A35	9101.3123
A36	11234.0791
A37	8519.9841
A38	11694.9231
A39	8177.3075
A40	7989.1231
A41	7278.1544
A42	7259.119
A43	7880.5669
A44	6712.1594
A45	13686.1631
A46	7648.3723
A47	7708.9323
A48	10062.1406
A49	10447.9462
A50	9331.5417
A51	8692.3295
A52	8789.8216
A53	7374.3788
A54	8831.1778
A55	8572.6788
A56	8543.4325
A57	7841.3034
A58	8666.839
A59	6664.8733
A60	6548.9255
A61	8670.5973
A62	7907.4135
A63	5762.3792
A64	5734.524
A65	5734.524
A66	5967.0565
A67	6283.8132
A68	6300.8413
A69	6112.2657
A70	5780.4707
A71	5780.4707
A72	5780.4707
A73	6405.448
A74	14960.7162
A75	8977.6144
A76	7237.5022
A77	9070.7381
A78	9015.793
A79	8741.8721
A80	7187.2874
A81	6354.279
A82	5749.9977
A83	5748.72
A84	6197.2637

Lot Number	SF
B1	13271.0068
B2	10632.6217
B3	11085.0104
B4	11531.5704
B5	12427.0643
B6	27295.2451
B7	22099.0966
B8	13325.092
B9	12072.8326
B10	9775
B11	9775
B12	9775
B13	9968.9185
B14	17722.9669
B15	14822.7046
B16	13003.0042
B17	11877.6203
B18	11585.4189
B19	10421.4281
B20	12274.1895
B21	13220.7701
B22	12004.5995
B23	25322.955
B24	22249.2763
B25	27745.9226
B26	10996.2762
B27	10601.4252
B28	8664.8966
B29	9227.6044
B30	13552.9126
B31	23479.7163
B32	14598.0943
B33	21332.021
B34	11647.459
B35	16973.4603
B36	9519.9631
B37	11421.5297
B38	24155.6165
B39	14800.4102
B40	7990.7145
B41	10200.1792
B42	8730.8435
B43	7820
B44	8799.5369
B45	23857.6223
B46	11725.9083
B47	7822.4435
B48	7771.6245
B49	7684.6417
B50	7678.5652
B51	10165.8857
B52	7826.1249
B53	7959.2251
B54	8108.7136
B55	8115.6418
B56	33417.3041
B57	24705.0837

Lot Number	SF
C1	20808.3274
C2	19189.4437
C3	21599.1449
C4	15136.0355
C5	15584.7627
C6	18764.1672
C7	23733.1192
C8	20497.784
C9	21727.1683
C10	24960.3414
C11	19580.0629
C12	22807.7436
C13	23782.4198
C14	25535.4881
C15	20771.2225
C16	15532.3886

Lot Number	SF
Tract A	81567.5303
Tract B	44984.3635
Tract C	67243.8122
Tract D	105126.655
Tract E	68305.5425
Tract F	5970.3995



Preliminary Development Plan
25-0192
Creekside West R4
Parkville, Platte County, MO

Preliminary Plat IV

NO.	DATE	REVISION
1	01/30/2026	Per City Comments
0	01/09/2026	Original Submittal

DRAWN BY: JA
CHECKED BY: PC

Renaissance Infrastructure Consulting
400 E 17th Street
Kansas City, Missouri 64108
www.ricconsult.com
816.800.0950
MO Certificate of Authority: E-2010033630

Sheet
C12

NO.	DATE	REVISION
1	01/30/2026	Per City Comments
0	01/09/2026	Original Submittal

DRAWN BY: AL
CHECKED BY: AG

Renaissance Infrastructure Consulting
816.800.0950
www.ricconsult.com
400 E 17th Street
Kansas City, Missouri 64108
MO Certificate of Authority: E-2010033630

PARKVILLE LANDSCAPE CALCULATIONS

Open Space (Per 407.020.B)
Required: R-4 zoning district: 10% of total site
Provided: Overall site: 2,555,383 sf * 10% = 255,538 sf req
Provided open space: 1,524,381 sf = 59.7%

Open Space Landscaping (Per 407.020.B)
Required:
For Single Family and Duplex Lots: 2 deciduous trees / single-family or duplex lot
For sites excluding Single Family and Duplex Lots: 1 shade tree, 2 ornamental trees, & 2 shrubs / 2,000 sf of req'd open space
Provided: Single family (A Lots): 84 * 2 = 168 Trees
Duplex (B Lots): 57 * 2 = 114 Trees
Open Space and Triplex (C Lots): 697,247 sf * 10% = 69,725 sf / 2000 =
35 Shade Trees
69 Ornamental Trees
69 Shrubs

Streetscape Landscaping (Per 407.020.B)
Applicability: All sites excluding Single Family and Duplex Lots
Required: 1 shade tree / 40' public or private street frontage
5 shrubs/grasses / 20' of frontage
Provided: Road B: 1414 LF / 40 = 35 Trees
1414 LF / 20 = 71 Shrubs
Aaron Street: 851 LF / 40 = 21 Trees
851 LF / 20 = 43 Shrubs

Site Feature Buffering and Screening (Per Per 407.020.B)
Required: Trash, outdoor storage, service and loading areas, ground-mounted utilities, meters and mechanical equipment to be screened from public view
Provided: As Required

CONCEPT PLANT SCHEDULE

OVERSTORY TREES 373
2.0' Cal. B&B
75% of Planted Trees to be Missouri Native
Rubus odoratus / Sugar Maple
Betula nigra / River Birch
Gymnocladus dioica / Kentucky Coffee Tree
Liquidambar styraciflua / Tulip Poplar
Nyssa sylvatica / Tupelo
Ostrya virginiana / American White Birch
Quercus bicolor / Swamp White Oak
Quercus shumardii / Shumard Oak
Tilia americana / American Linden

ORNAMENTAL TREES 69
1.5' Cal. B&B
75% of Planted Trees to be Missouri Native
Rubus odoratus / Canadian Red Birch
Amelanchier canadensis / Allegheny Spicebush
Sorbus domestica / Eastern Redbud
Cornus florida / Flowering Dogwood
Cotinus obovatus / American Smoke Tree
Rhus typhina / Prairie Crabapple

SHRUBS AND GRASSES 183
5' Cal
50% of Planted Shrubs to be Missouri Native
Rubus melanocarpus / Black Chokeberry
Calliopsis americana / American Redstart
Hydrangea arborescens / Smooth Hydrangea
Miscanthus sinensis / Eulalia Grass
Panicum virgatum / Switch Grass
Schizachyrium scoparium / Little Bluestem
Verbena dentata / Viburnum

DRY DETENTION - UPPER SLOPE
Carex albicans / White-tinged Sedge
Carex bicknellii / Prairie Sedge

DRY DETENTION - LOWER SLOPE
Carex amphibia / Creek Sedge
Carex bicknellii / Prairie Sedge
Carex blanda / Woodland Sedge
Carex brevior / Oval Sedge
Carex radiata / Eastern Star Sedge

DRY DETENTION - BASIN BOTTOM
Carex grayi / Gray's Sedge
Carex shortiana / Short's Sedge
Carex stricta / Tussock Sedge
Carex vulpinoidea / Fox Sedge
Juncus effusus / Soft Rush

Note: Quantities shown are for reference only. Contractor shall verify all plant and turf quantities prior to bidding.

LANDSCAPE NOTES

- LOCATE UTILITIES PRIOR TO COMMENCING LANDSCAPE OPERATIONS. ALL TREES SHALL BE FIELD POSITIONED AS TO AVOID CONFLICTS WITH EXISTING AND PROPOSED UTILITIES. NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS OR OBSTRUCTIONS.
- CONTRACTOR SHALL STAKE ALL PLANTING AREAS IN THE FIELD PRIOR TO PLANTING FOR APPROVAL OF THE OWNER OR THEIR REPRESENTATIVE.
- QUANTITIES SHOWN ARE FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES PRIOR TO BIDDING AND SHALL BE RESPONSIBLE FOR ALL QUANTITIES FOR THEIR BID. ANY DISCREPANCIES WITH THE PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE PLAN QUANTITIES SHALL SUPERCEDE SCHEDULED QUANTITIES.
- PLANT SYMBOLS ON LANDSCAPE PLAN ARE SHOWN AT FULL MATURE SIZE. ACTUAL PLANT SIZES AT INSTALLATION MAY BE SMALLER AND SHALL BE THE MINIMUM PLANTING SIZE SPECIFIED IN PLANT SCHEDULE.
- ALL PLANT MATERIAL SHALL BE SPECIMEN QUALITY AND SHALL COMPLY WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 THE 'AMERICAN STANDARD FOR NURSERY STOCK'.
- ALL PLANTING BEDS & NATIVE GRASS STANDS SHALL BE EDGED AS SHOWN IN PLAN.
- PREPARE PLANTING BEDS AND INCORPORATE AMENDMENTS ACCORDING TO PLANS.
- SHREDDED HARDWOOD MULCH, PER SPECIFICATIONS SHALL BE USED AS A THREE INCH (3") TOP DRESSING IN ALL PLANTING BEDS AND AROUND ALL TREES. SINGLE TREES AND SHRUBS SHALL BE MULCHED TO THE OUTSIDE EDGE OF THE SAUCER OR LANDSCAPE ISLAND.
- ALL TREES SHALL BE STAKED PER DETAIL.
- ALL PLANT MATERIAL SHALL BE INSTALLED TO ALLOW A ONE FOOT (1') CLEARANCE BETWEEN PLANT AND ADJACENT PAVEMENT.
- THE LANDSCAPE CONTRACTOR SHALL NOT COMMENCE WORK UNTIL THE SITE IS FREE OF DEBRIS CAUSED BY ON-GOING CONSTRUCTION OPERATIONS. REMOVAL OF DEBRIS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. LANDSCAPE WORK SHALL NOT BEGIN UNTIL THE LANDSCAPE ARCHITECT AND OWNER HAVE GIVEN WRITTEN APPROVAL FOR SUCH. THERE SHALL BE NO DELAYS DUE TO LACK OF COORDINATION FOR THIS ACTIVITY.
- THE LANDSCAPE ARCHITECT AND OWNER SHALL APPROVE GRADES AND CONDITION OF SITE PRIOR TO SODDING/SEEDING OPERATIONS.
- ALL DISTURBED AREAS OUTSIDE OF INDIVIDUAL LOTS SHALL BE SODDED WITH TURF TYPE FESCUE. SODDING ON INDIVIDUAL LOTS SHALL BE BY THE LOT OWNER.
- ALL LANDSCAPE AREAS SHALL BE IRRIGATED. TURF AREAS SHALL BE IRRIGATED BY SPRAY OR ROTOR. PLANT BEDS SHALL BE IRRIGATED BY DRIP IRRIGATION. IRRIGATION SYSTEM SHALL INCLUDE AUTOMATIC RAIN-SENSOR DEVICE. IRRIGATION SHOP DRAWINGS SHALL BE PROVIDED BY THE CONTRACTOR FOR APPROVAL PRIOR TO CONSTRUCTION.
- ALL DECORATIVE GRAVEL SHALL BE INSTALLED OVER GEOTEXTILE FABRIC (MIRAFI 140N OR APPROVED EQUAL).

NOTE: Maintain and establish all landscape areas by watering, fertilizing, weeding, mowing, trimming, replanting and other operations until acceptable establishment - TYP.
RE: Specifications

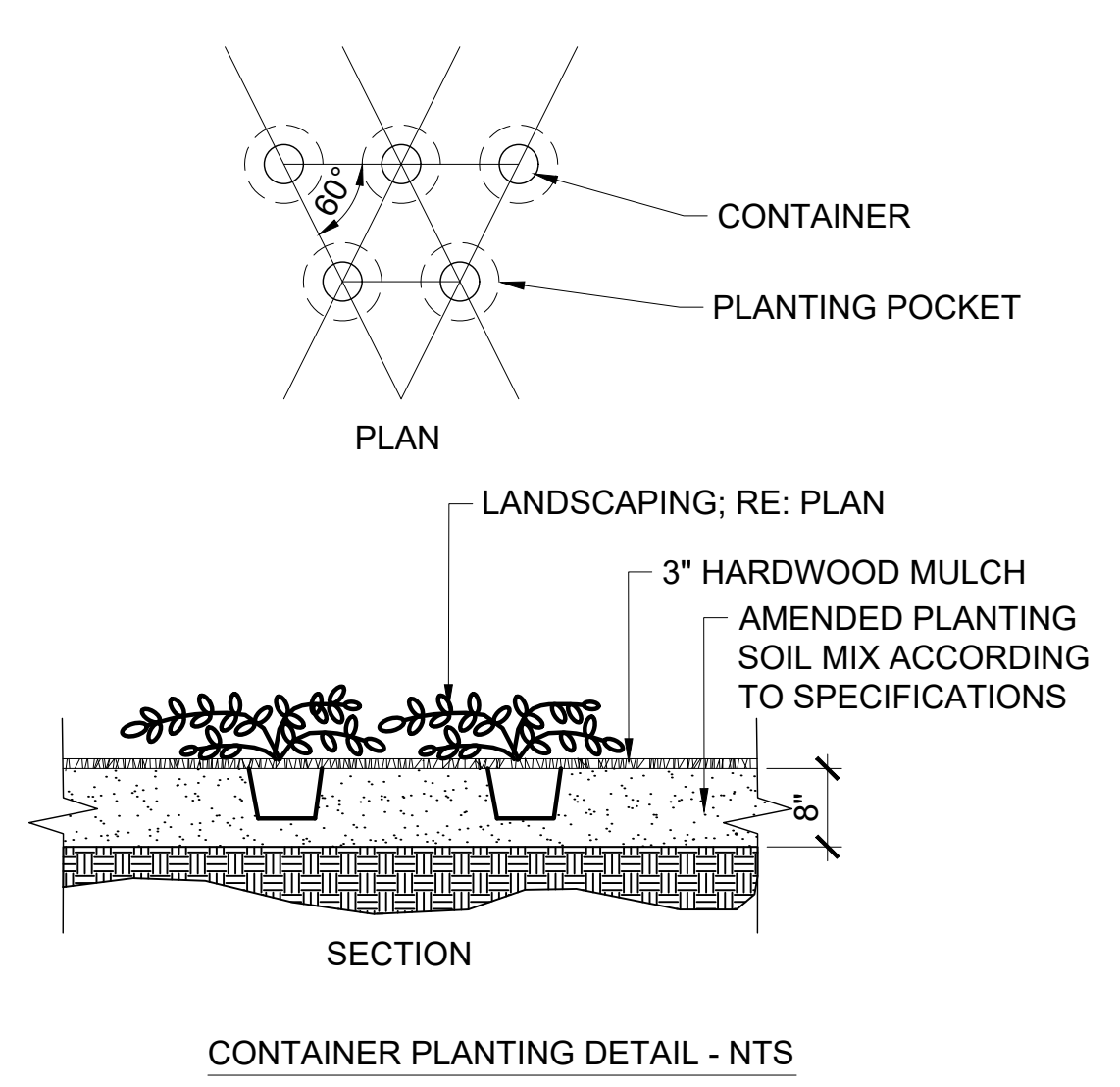
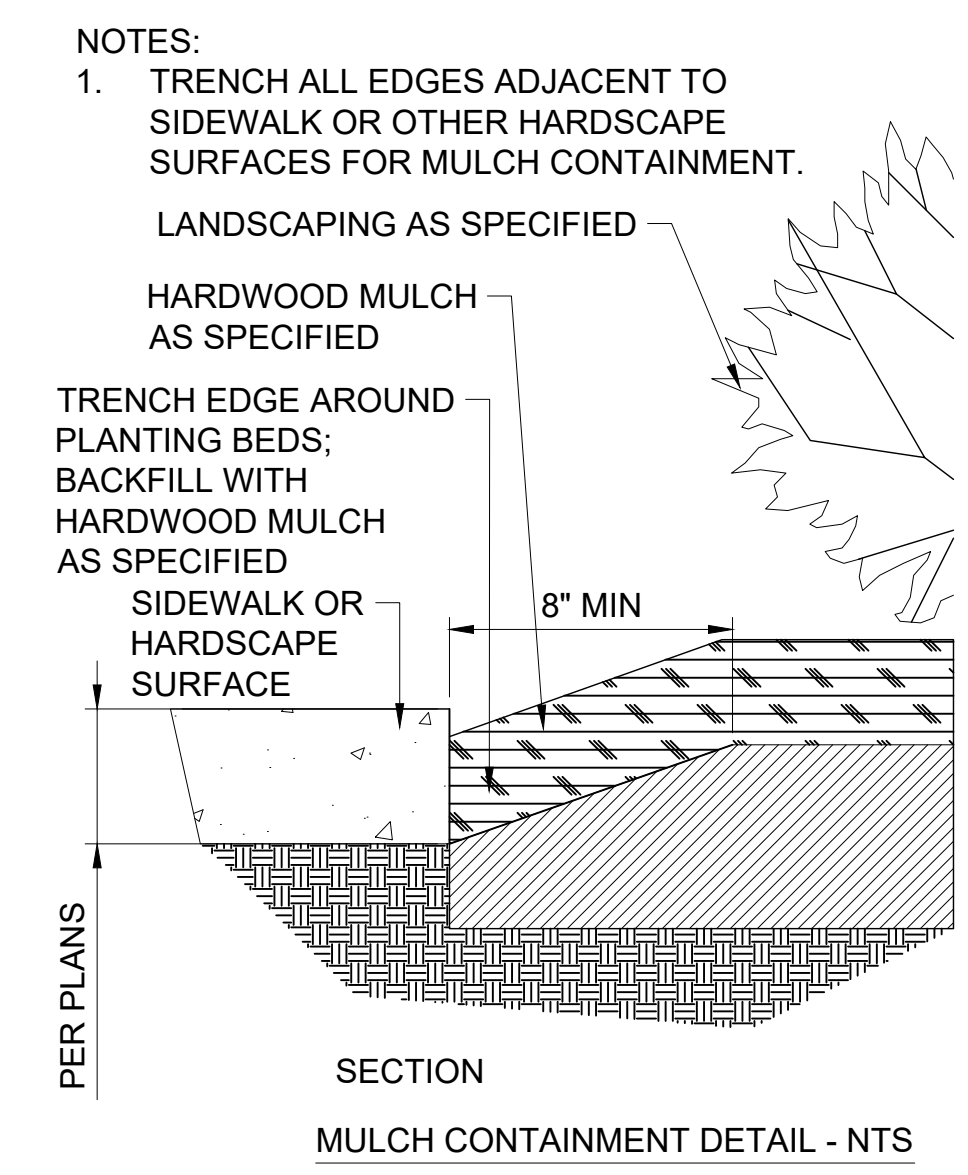
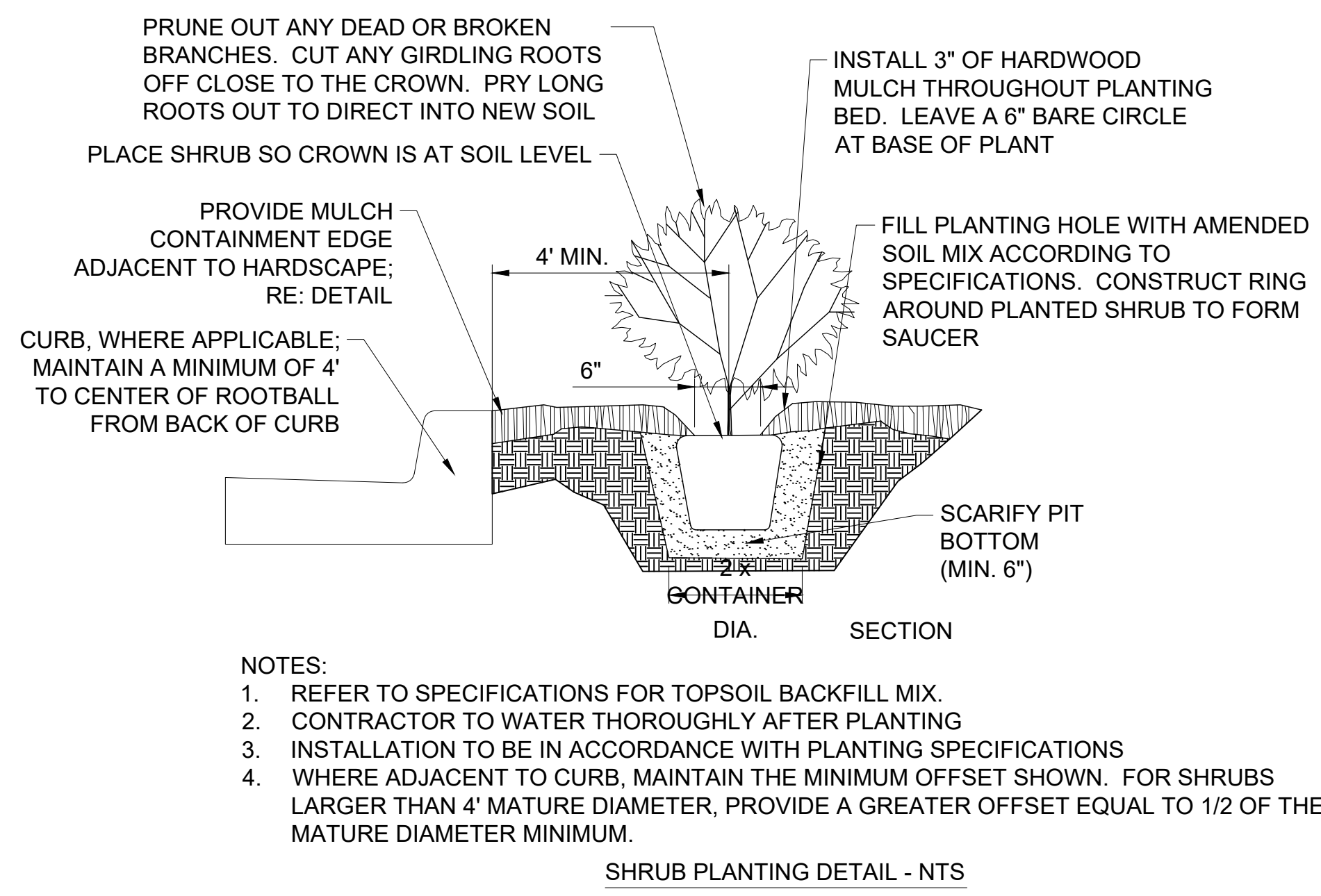
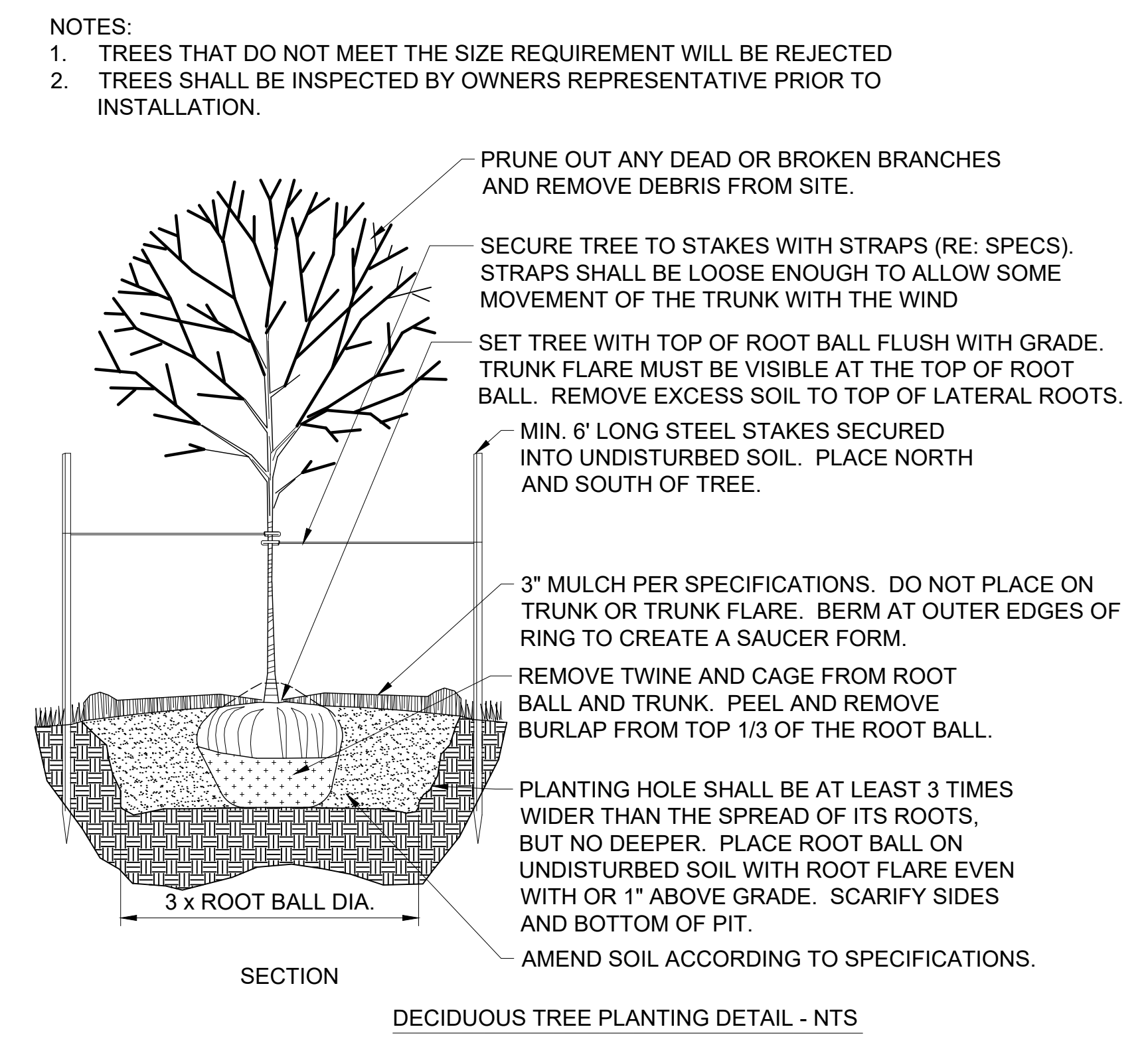
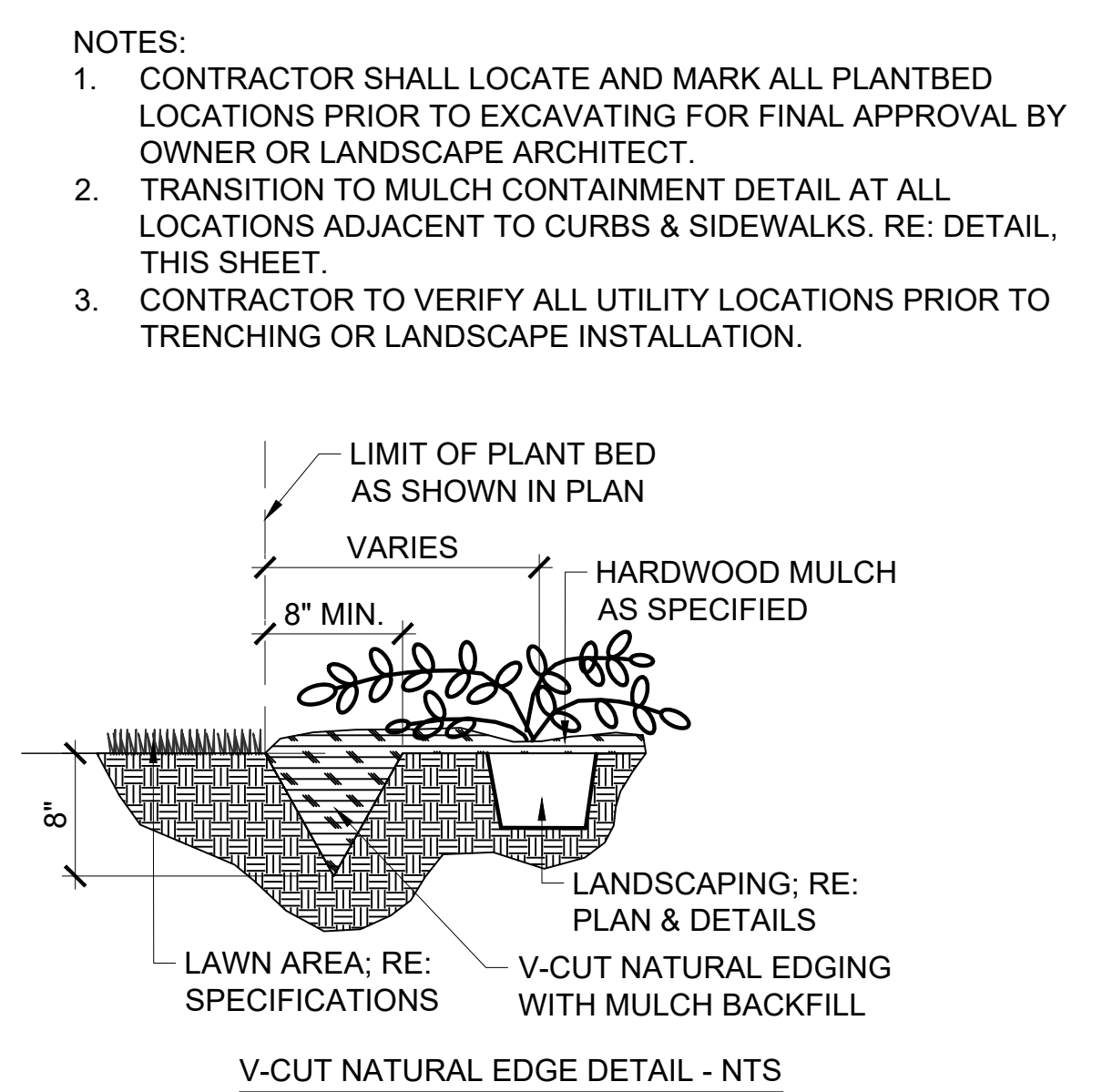
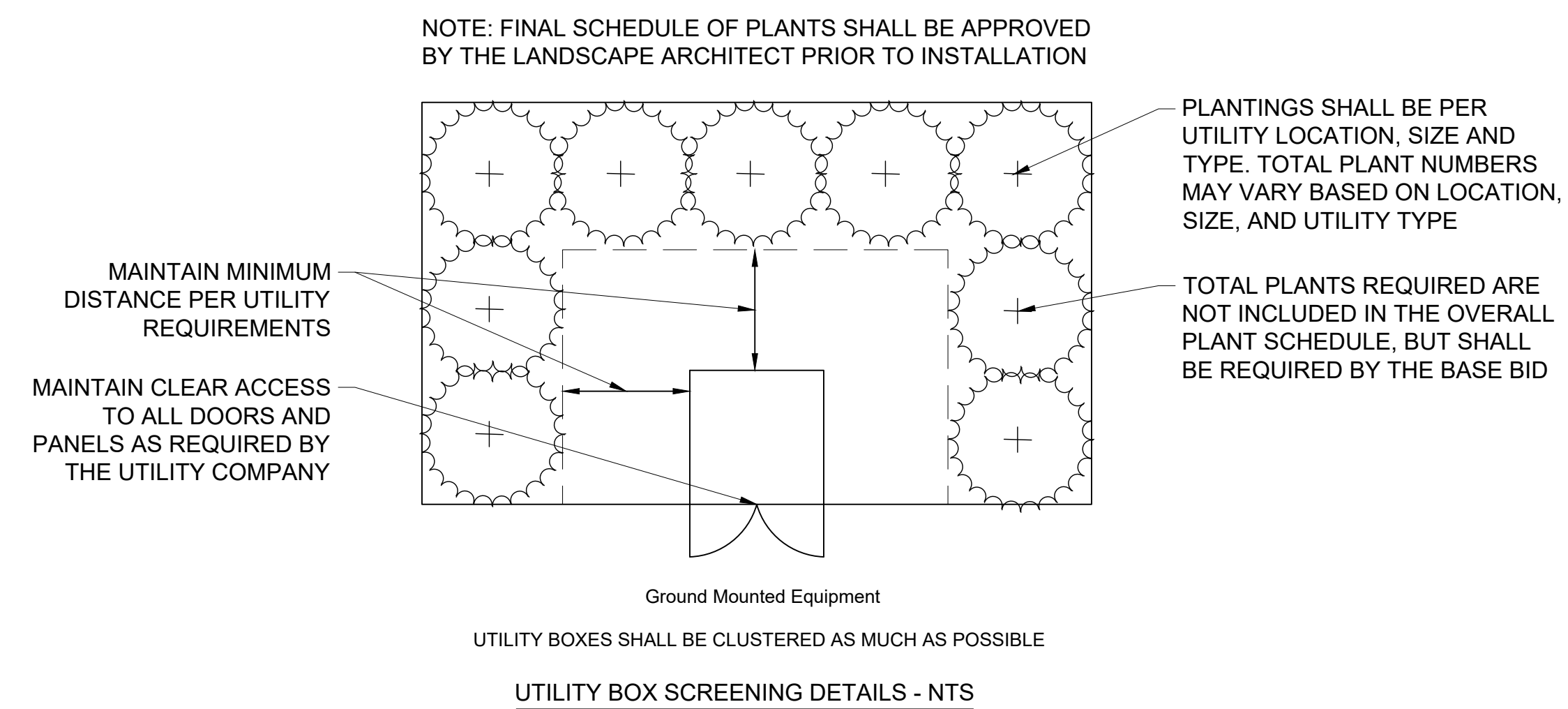


Landscape Details

NO.	DATE	REVISION
1	01/30/2026	Per City Comments
0	01/09/2026	Original Submittal

DRAWN BY: AL
CHECKED BY: AG

Renaissance Infrastructure Consulting
400 E 17th Street
Kansas City, Missouri 64108
816.800.0950
www.ricconsult.com
MO Certificate of Authority: E-2010033830





Date Submitted: _____
Public Hearing: _____
Date Approved: _____

CITY OF PARKVILLE • 8880 Clark Avenue • Parkville, MO 64152 • (816) 741-7676 • FAX (816) 741-0013

Application for Zoning Map Revision (Rezoning)

1. Applicant / Contact Information


Applicant(s)
Name: Brian Mertz
Address: 7607 NW John Anders Road
City, State: Kansas City, MO
Phone: 816-616-9016 Fax: _____
E-mail: bmertz1975@gmail.com

Owner(s), if different from applicant
Name: _____
Address: _____
City, State: _____
Phone: _____ Fax: _____
E-mail: _____

Engineer / surveyor(s) preparing legal desc.
Name: Patrick Cassity
Address: 5015 NW Canal St. Suite 100
City, State: Riverside, MO
Phone: 816-800-0950 Fax: _____
E-mail: pcassity@ric-consult.com

Contact Person
Name: _____
Address: _____
City, State: _____
Phone: _____ Fax: _____
E-mail: _____

We, the undersigned, do hereby authorize the submittal of this application and associated documents and certify that all information contained therein is true and correct. We acknowledge that rezoning in the City of Parkville is subject to the Municipal Code of the City of Parkville. We do hereby agree to abide by and comply with the above-mentioned codes, and further understand that any violations from the provisions of such or from the conditions as stated herein shall constitute cause for fines, punishments and revocation of approvals as applicable.

Applicant's Signature (Required)  Date: 1/8/26
Property Owner's Signature (Required) _____ Date: _____

2. Property Information

Legal description: Attach a separate sheet with complete writing and graphical legal description of the subject property.
Property address or general description of location: 16716 NW MO 45 HWY
Parcel ID Number: 21-6.0-13-000-000-012.000
Present zoning: RMD Proposed zoning: R4
Present use of the property: One single family residential home located on 58 acres.
Length of use: Unknown



Application #: _____
 Date Submitted: _____
 Public Hearing: _____
 Date Approved: _____

CITY OF PARKVILLE • 8880 Clark Avenue • Parkville, MO 64152 • (816) 741-7676 • FAX (816) 741-0013

Application for Preliminary Development Plan
 Pre-application meeting required per Parkville Municipal Code Title IV, Section 403.010, Subsection C.

1. Applicant/Contact Information


Applicant(s)
 Name: Brian Mertz
 Company: PC Homes LLC
 Address: 7607 NW John Anders Road
 City, State: Kansas City, MO
 Phone: (816) 616-9016 Fax: _____
 E-mail: bmertz1975@gmail.com

Owner(s), if different from applicant
 Name: _____
 Company: _____
 Address: _____
 City, State: _____
 Phone: _____ Fax: _____
 E-mail: _____

Engineer/Surveyor(s) preparing plans & legal desc.
 Name: Patrick Cassity
 Company: Renaissance Infrastructure Consulting
 Address: 5015 NW Canal St. Suite 100
 City, State: Riverside, MO
 Phone: (816) 800-0950 Fax: _____
 E-mail: pcassity@ric-consult.com

Contact Person, if different from applicant
 Name: _____
 Company: _____
 Address: _____
 City, State: _____
 Phone: _____ Fax: _____
 E-mail: _____

We, the undersigned, do hereby authorize the submittal of this application and associated documents and certify that all information contained therein is true and correct. We acknowledge that development in the City of Parkville is subject to the Municipal Code of the City of Parkville. We do hereby agree to abide by and comply with the above-mentioned codes, and further understand that any violations from the provisions of such or from the conditions as stated herein shall constitute cause for fines, punishments and revocation of approvals as applicable.

Applicant's Signature (Required)  Date: 1/8/26

Property Owner's Signature (Required) _____ Date: _____

2. Property Information

Property address and general location: 16716 NW MO 45 HWY
 Legal description (may be attached): Attached Separately
 Description of proposed use(s): _____

Zoning district: R4
 Gross acreage of lot: 58.67
 Open space acreage: 8.10 (Tracts)
 Proposed block and lot pattern: _____

Lot coverage: 32.19 Acres
 Density/Intensity: 3.17 units/acre
 Net acreage of lot: 32.19 Acres
 Building types/scale: Residential

3. Factors affecting the project

Are any public improvements required for this project? Yes

Explain (may be attached):
Public streets, public sidewalk, public storm, public sanitary, public waterline


4. Public Realm

- All public improvements must be designed to city standards and require approval, guarantees and permits prior to installation.

Functions of proposed new roadways: Residential Local

Proposed surface material: Asphalt Maximum grade: 10%

General design characteristics, open spaces, civic spaces and circulation network:

Road network connects to the Creekside development to the east, Highway 45, and a future connection to the west. Interior layout is laid out like a typical neighborhood. 

Are area streets and utilities sufficient to serve the property once developed? Yes
 (Note: a traffic study may be required in order to adequately address this question)

Explain: _____

Attach a stormwater management study showing facilities/improvements needed to handle stormwater adequately.

Attach a narrative addressing:

- How the plan represents an improvement over what could have been accomplished through strict application of otherwise applicable base zoning district standards, based on the goals of the Master Plan, and based upon generally accepted planning and design practice.
- How the benefits from any flexibility in the standards proposed in the plan promote the general public health, safety and welfare of the community, in particular areas immediately near or within the proposed project, and not strictly to benefit the applicant or single project.
- How the benefits from any flexibility in the standards proposed in the plan allow the project to better meet or exceed the intent statements of the base zoning district(s) and the standards proposed to be modified when applied to the specific project or site.
- How the plan reflects generally accepted and sound planning and urban design principles with respect to applying the Master Plan and any specific plans to the area.
- How the plan meets all of the review criteria for a zoning map amendment.

5. Checklist of required submittals

- Completed application, including site plans with all required details and supporting data.
- Nonrefundable application fee of \$500.00.
- Five (5) copies 24" x 36" size, or larger sets, and one (1) electronic set (PDF format) of the site plan and elevations for staff and service providers to review.
- Authorization signature of the applicant and owner of record of the property.
- If subject to covenants and/or deed restrictions, signed approval of the association/entity enforcing such.

For City Use Only

Application accepted as complete by: _____
Name/Title Date

Application fee payment: Check # _____ AA Amount \$ _____

Final reimbursable costs paid (if applicable). Date of Action: _____

Planning Commission Action: Approved Approved with Conditions Denied Date of Action: _____

Conditions if any: _____

Board of Aldermen Action: Approved Approved with Conditions Denied Date of Action: _____

Conditions if any: _____

6. Preliminary Development Plan checklist for staff review

1. Basic Information

- a. Name of the development
- b. Name, address, contact information of person or firm that prepared the plan
- c. Date plan was prepared, including any revision dates
- d. Graphic, engineering scale
- e. North arrow
- f. Vicinity map identifying boundaries and location of property in relation to City

2. Development Summary Table | *Provided on site plan in chart format*

- a. Existing zoning and proposed zoning if applicable
- b. Total land area in square feet and acres
- c. Proposed use or uses of each building and/or structure
- d. Height above grade of buildings and structures and number of stories of each building and/or structure
- e. Gross floor area per floor and total for each building/structure
- f. Residential buildings shall also include residential building type and total number of dwelling units. Residential development shall identify gross and net density
- g. Building coverage and floor area ratio
- h. Ratio of required number of parking spaces for each use and amount of proposed parking spaces

3. Plan Drawing

- a. Property lines and lot dimensions
- b. Proposed building footprint with lines
- c. Building(s) with dimensions and distance to property lines
- d. Cross-sections of the site detailing the height of buildings/structures, distances, and relationship to existing topography, and if applicable, proposed topography
- e. Existing and proposed rights-of-way improvements (curb/gutter/sidewalk/driveways, etc.) and easements
- f. All radii, acres, points of tangency, central angles and lengths of curves
- g. Existing and proposed topography, with major contour lines at intervals of 10 feet, and minor contour lines at an interval of 2 feet
- h. Indication of FEMA Special Flood Hazard Areas (SFHA) if applicable
- i. Location and identification of any proposed and any existing site features to be retained, including detention areas, retaining walls, existing mature trees, and other pertinent site features
- j. Identification of proposed or existing use or uses within each building, building entrances and exits, docks or other service entrances, utility entrances and screening to them, trash enclosures if applicable, outdoor storage and sales areas, and other paved areas.
- k. Architectural renderings of the completed project be provided, including elevations of each side of each structure and delineation of building materials.

4. Parking and Circulation

- a. Location and dimensions of the widths of existing or proposed private vehicular access into the property from perimeter streets and location of existing or approved accesses on properties adjacent or opposite the property
- b. Location of proposed or existing parking spaces, aisles, and drives with setback dimensions from proposed streets right-of-way and adjacent property lines; typical width and length of parking spaces; number of parking spaces per row; and width of parking and drive aisles
- c. Illustration of AutoTURN vehicular movements for emergency vehicle access to development, specifically a Pierce Velocity fire truck (dual axle type w/ 110 ft. ladder; vehicle specifications are 43.3 ft. length X 8 ft. width)
- d. Location of proposed trash enclosures if applicable
- e. Identification of all public and private existing and proposed sidewalks, trails, bicycle facilities, and/or open space areas (Tracts A, B, C, etc.)
- f. Indication of compliance with access and parking standards per City Code ([Chapter 408](#))

5. Landscaping and Screening

- a. A plan for landscaping design and screening in conformance with City Code ([Section 407.020](#) and [407.030](#))
- b. A lighting plan in conformance with City Code ([Section 407.040](#))
- c. A stormwater management plan in conformance with City Code ([Section 407.050](#))
- d. A landscape schedule showing compliance with City Code ([Chapter 407](#))

6. Other Requirements

- a. All survey monuments and benchmarks, together with their description
- b. Show windows and entrances
- c. Label all materials
- d. Show canopies and awnings if proposed
- e. Information regarding signage if proposed, in compliance with City Code ([Chapter 409](#))

Note: *Submissions of preliminary development plans to the Planning and Zoning Commission that do not conform to the above checklist may, at the discretion of the Planning and Zoning Commission, be subject to delay until unfulfilled items are complied with.*



Application #: _____
 Date Submitted: _____
 Public Hearing: _____
 Date Approved: _____

CITY OF PARKVILLE • 8880 Clark Avenue • Parkville, MO 64152 • (816) 741-7676 • FAX (816) 741-0013

Application for Conditional Use Permit
 Pre-application meeting required per Parkville Municipal Code, Title IV, Section 403.010, Subsection C

1. Applicant/Contact Information

Applicant(s)
 Name: _____
 Address: _____
 City, State: _____
 Phone: _____ Fax: _____
 E-mail: bmertz1975@gmail.com _____

Owner(s), if different from applicant(s)
 Name: _____
 Address: _____
 City, State: _____
 Phone: _____ Fax: _____
 E-mail: _____

Engineer/Surveyor(s) preparing plans & legal desc.
 Name: _____
 Address: _____
 City, State: _____
 Phone: _____ Fax: _____
 E-mail: _____

Contact Person, if different from applicant(s)
 Name: _____
 Address: _____
 City, State: _____
 Phone: _____ Fax: _____
 E-mail: _____

We, the undersigned, do hereby authorize the submittal of this application and associated documents and certify that all information contained therein is true and correct. We acknowledge that conditional use in the City of Parkville is subject to the Municipal Code of the City of Parkville. We do hereby agree to abide by and comply with the above-mentioned codes, and further understand that any violations from the provisions of such or from the conditions as stated herein shall constitute cause for fines, punishments and revocation of approvals as applicable.

Applicant's Signature (Required) _____  Date: 11/21/24
Property Owner's Signature (Required¹) _____  Date: 11/21/24

2. Proposed Conditional Use (see also Checklist of required submittals)

Proposed use: _____ Requested length of permit: _____
 Description: _____
 Proposed days and hours of operation: _____

3. Property Information (see also Checklist of required submittals)

Property address / general location: _____

 Parcel ID Number: _____ Zoning: _____
 Present use of the property: _____
 Length of use (or vacancy): _____

4. Neighboring land uses and zoning

Describe the existing land use and zoning on the surrounding properties:

<u>Existing Land Use</u>	<u>Existing Zoning</u>
North:	North:
South:	South:
East:	East:
West:	West:

Attach a narrative addressing:

- | | |
|---|--|
| <ol style="list-style-type: none"> 1. How the application furthers the intent of the proposed zoning district and does not conflict with the intent of any abutting districts, and is otherwise determined to be consistent with the Master Plan and any official plan or program developed under the guidance of the Master Plan. 2. Compliance of any proposed development with the requirements of this code. 3. Whether any additional site-specific conditions are necessary to meet the purposes and intent of this code and the intent or design objectives of any applicable subsections of this code, or mitigate any other potential impacts that are specific to the proposed use. 4. The impact on the public realm, including the design and functions of streetscapes and relationships of building and site elements to the streetscape. 5. The adequacy of drainage, utilities and other public facilities. 6. Compatibility with the character of the area in terms of building scale, building form, landscape and site design. | <ol style="list-style-type: none"> 7. Compatibility with the area in terms of operating characteristics such as hours of operation, visible and audible impacts, traffic patterns, intensity of use as proposed or foreseeable, and other potential impacts on adjacent property. 8. Whether a limited time period for the permit is reasonable necessary to either limit the duration of the use, assess the use against changing conditions in the area, or ensure periodic reporting and on-going enforcement of the permit. 9. How the application will not prevent development and use of the neighboring property in accordance with the applicable development regulations 10. How the long range plans applicable to the site and surrounding area are not negatively impacted considering the permanence of the proposed use, the permanence of existing uses in the area, and any changes in character occurring in the area. 11. Any other information relevant to the application |
|---|--|

5. Checklist of required submittals

- Completed application, including all required details and supporting data.
- Nonrefundable application fee of \$300.00. Separately, the applicant will be billed to recover costs for required publication, posted and mailed notice per Parkville Municipal Code, Title IV, Section 403.010, Subsection E.
- Complete written and graphical legal description of subject property in paper and electronic formats, an area map showing the subject property and surrounding major features including roads.
- Three (3) copies 24" x 36" size, or larger sets, and one (1) electronic set (PDF format) of the site plan showing property boundaries, existing and proposed topography, structures, parking utilities, landscaping, signage, facades and other site features related to the proposed CUP.
- Authorized signature of the applicant and property owner.

For Office Use Only

Application accepted as complete by: _____ Name/Title _____ Date _____

Application Fee (29.0000): \$ _____ Check # _____

Final reimbursable costs paid (if applicable). Date of Action: _____

Planning Commission Action: Approved Approved with Conditions Denied Date of Action: _____

Conditions if any: _____

Board of Aldermen Action: Approved Approved with Conditions Denied Date of Action: _____

Conditions if any: _____

6. Conditional Use Permit checklist for staff review for site plans

1. Basic Information

- a. Name of the development
- b. Name, address, contact information of person or firm that prepared the plan
- c. Date plan was prepared, including any revision dates
- d. Graphic, engineering scale
- e. North arrow
- f. Vicinity map identifying boundaries and location of property in relation to City

2. Development Summary Table | *Provided on site plan in chart format*

- a. Existing zoning and proposed zoning if applicable
- b. Total land area in square feet and acres
- c. Proposed use or uses of each building and/or structure
- d. Height above grade of buildings and structures and number of stories of each building and/or structure
- e. Gross floor area per floor and total for each building/structure
- f. Residential buildings shall also include residential building type and total number of dwelling units. Residential development shall identify gross and net density
- g. Building coverage and floor area ratio
- h. Ratio of required number of parking spaces for each use and amount of proposed parking spaces

3. Plan Drawing

- a. Property lines and lot dimensions
- b. Proposed building footprint with lines
- c. Building(s) with dimensions and distance to property lines
- d. Cross-sections of the site detailing the height of buildings/structures, distances, and relationship to existing topography, and if applicable, proposed topography
- e. Existing and proposed rights-of-way improvements (curb/gutter/sidewalk/driveways, etc.) and easements
- f. All radii, acres, points of tangency, central angles and lengths of curves
- g. Existing and proposed topography, with major contour lines at intervals of 10 feet, and minor contour lines at an interval of 2 feet
- h. Indication of FEMA Special Flood Hazard Areas (SFHA) if applicable
- i. Location and identification of any proposed and any existing site features to be retained, including detention areas, retaining walls, existing mature trees, and other pertinent site features
- j. Identification of proposed or existing use or uses within each building, building entrances and exits, docks or other service entrances, utility entrances and screening to them, trash enclosures if applicable, outdoor storage and sales areas, and other paved areas.
- k. Architectural renderings of the completed project be provided, including elevations of each side of each structure and delineation of building materials.

4. Parking and Circulation

- a. Location and dimensions of the widths of existing or proposed private vehicular access into the property from perimeter streets and location of existing or approved accesses on properties adjacent or opposite the property
- b. Location of proposed or existing parking spaces, aisles, and drives with setback dimensions from proposed streets right-of-way and adjacent property lines; typical width and length of parking spaces; number of parking spaces per row; and width of parking and drive aisles
- c. Illustration of AutoTURN vehicular movements for emergency vehicle access to development, specifically a Pierce Velocity fire truck (dual axle type w/ 110 ft. ladder; vehicle specifications are 43.3 ft. length X 8 ft. width)
- d. Location of proposed trash enclosures if applicable
- e. Identification of all public and private existing and proposed sidewalks, trails, bicycle facilities, and/or open space areas (Tracts A, B, C, etc.)
- f. Indication of compliance with access and parking standards per City Code ([Chapter 408](#))

5. Landscaping and Screening

- a. A plan for landscaping design and screening in conformance with City Code ([Section 407.020](#) and [407.030](#))
- b. A lighting plan in conformance with City Code ([Section 407.040](#))
- c. A stormwater management plan in conformance with City Code ([Section 407.050](#))
- d. A landscape schedule showing compliance with City Code ([Chapter 407](#))

6. Other Requirements

- a. All survey monuments and benchmarks, together with their description
- b. Show windows and entrances
- c. Label all materials
- d. Show canopies and awnings if proposed
- e. Information regarding signage if proposed, in compliance with City Code ([Chapter 409](#))

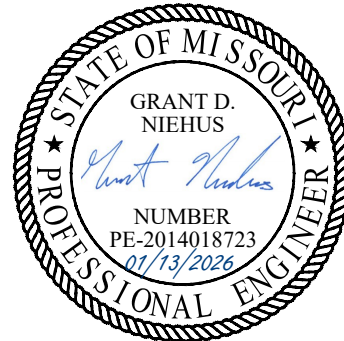
Note: *Submissions of conditional use permits to the Planning and Zoning Commission that do not conform to the above checklist may, at the discretion of the Planning and Zoning Commission, be subject to delay until unfulfilled items are complied with.*

Legal Description:

A TR LAND SEC 13 T 51 R 35 DAF :BEG 2020 FT OF NE COR SEC 13 TH S 1970 FT

January 13, 2025

Mr. Brian Mertz
Parkville Development 38, LLC
7607 John Anders Road
Kansas City, MO 64152



**RE: Creekside West Traffic Memo
Platte County, MO**

Dear Mr. Mertz,

In response to your request, Renaissance Infrastructure Consulting (RIC) has completed a traffic memo for a proposed residential development located northwest of Missouri Highway 45 & Homer Parkway in Platte County, MO. The purpose of this memo was to estimate the trips from the proposed development, carry out an auxiliary turn lane warrant analysis and assess the intersection's geometry. The following report documents our analysis and recommendations.

Please do not hesitate to contact us should you have any questions.

Sincerely,

Renaissance Infrastructure Consulting

Grant Niehus, PE, PTOE
Traffic Engineer

Contents

Introduction	3
Study Scope	3
Proposed Development Plan.....	4
Highway and Area Street Characteristics	4
Existing Conditions	4
Proposed Conditions.....	5
Trip Generation	5
Trip Distribution	6
Auxiliary Turn Lane Warrant.....	7
Intersection Sight Distance	8
Summary	8

Introduction

In response to your request, Renaissance Infrastructure Consulting (RIC) has completed a traffic memo for a proposed residential development located northwest of the Missouri Highway 45 & Homer Parkway in Platte County, MO. The purpose of this memo was to estimate the number of trips from the proposed development using the 12th Edition of the ITE Trip Generation Handbook, conduct an auxiliary turn lane warrant analysis at the proposed intersection, and evaluate the intersection's geometric design. This report documents the findings of these analyses and provides recommendations to ensure the proposed development integrates effectively with the surrounding transportation network.

Figure 1 – Project Location & Study Intersection



Study Scope

Guidance provided by the *Missouri Department of Transportation (MoDOT)* and MoDOT's *Engineering Policy Guide (EPG)* were used in the development of this analysis.

Analysis Methodology

For this traffic memo, trip generation estimates were obtained using the 12th Edition of the *ITE*

Trip Generation Handbook, traffic counts were collected adjacent to the project site on MO Highway 45 at the Homer Parkway/Ensign Drive intersection. An auxiliary turn lane warrant analysis was conducted in accordance with MoDOT’s *EPG Section 940.9*.

Proposed Development Plan

The proposed residential development is located northwest of Missouri Highway 45 and Homer Parkway in Platte County, Missouri. It includes 112 patio home units, 51 triplex units, and 78 duplex units. A detailed site plan for the development is provided in **Appendix A**.

The project site is currently undeveloped. The proposed site is currently located under ‘*RMD Residential Multiple Dwelling*’ zoning, which is proposed to be rezoned as ‘*R-4 Mixed-Density Residential*’.

The development will have three access points. Two of these access points will connect through the existing streets of Georgia Street and Aaron Street via Homer Parkway to the east of the development. The third access point will be a new connection to Missouri Highway 45, located approximately 1,885 feet west of Homer Parkway, measured center-to-center.

The proposed access on Missouri Highway 45 will operate as a stop-controlled intersection, with stop control applied to the minor, southbound approach. The intersection will be configured as a full-access T-intersection. It will be 25 feet wide, designed to support one inbound lane and one outbound lane.

Highway and Area Street Characteristics

Missouri Highway 45 is located adjacent to the proposed site to the south. It is a two-lane undivided roadway with a posted speed limit of 55 mph. It is classified as “Minor Arterial” west of Interstate 435 by MoDOT.

Table 1 – Roadway Characteristics					
Roadway	Functional Classification	Posted Speed	Travel Lanes	Sidewalks	Median
MO-45	Minor Arterial	55	2	No	No

Existing Conditions

To evaluate the impacts of the proposed development, traffic counts for a typical weekday were collected on December 18, 2025, at the intersection of MO-45 and Homer Parkway. Additionally, traffic data from MoDOT’s 2024 Traffic Volume Map was referenced. The analysis revealed that

the peak traffic hours for the study intersection, as summarized in **Table 2**.

Table 2 – Existing Peak Hour Windows

Intersection	Peak Hour	
	Weekday AM	Weekday PM
MO-45 & Homer Parkway	7:00 - 8:00 AM	3:30 – 4:30 PM

The 2024 Annual Average Daily Traffic (AADT) on MO-45 was 5,048 vehicles-per-day (vpd) of which 526 vpd were heavy vehicles. The directional split was approximately 53/47, resulting in 2,688 vpd eastbound traffic and 2,360 vpd westbound.

For the purposes of this traffic memo, the peak hour windows were determined to be 7:00 - 8:00 AM and 3:30 - 4:30 PM. A detailed summary of existing traffic counts is included in **Appendix B**.

Proposed Conditions

Trip Generation

Trip generation estimates developed for the proposed development are based on the 12th Edition of the *Trip Generation Manual* published by the *Institute of Transportation Engineers* (ITE). The Manual is the most widely used industry resource for this type of data. The trip generation data are organized by land use types, with more than 170 different categories of land uses. For each category, the manual provides a data set for use in estimating the number of vehicle and person trips generated by a site based on its characteristics such as physical size or intensity. Trips may be estimated by direction (entering or exiting the site) and for time periods typically pertaining to a full day (weekday or weekend), peak hours of the adjacent roadway, and peak hours of the particular land use. Used properly, the *Trip Generation Manual* provides an objective basis for estimating trips generated by a proposed development.

To estimate trips generated by the proposed development, the ITE land use category “*Single-Family Attached Housing*” was applied to the duplex and triplex units. For the patio homes, a weighted average trip generation rate of 5.35 weekday vehicle trips per dwelling unit, 0.26 weekday AM peak hour trips per dwelling unit, and 0.47 weekday PM peak hour trips per dwelling unit was applied in accordance with the specialized guidance provided in the *Trip Generation Manual* under the “*Single-Family Detached Housing*” land use category.

Trip estimates for both the AM and PM peak hours were developed using rates and directional distributions from the ITE *Trip Generation Manual*, 12th Edition and are summarized in **Table 3**.

Table 3 – Trip Generation

Land Use	Intensity	ITE Code	Weekday Trips	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
Patio Homes	112 Units	Specialized Land Use	599*	15*	14*	29*	27*	26*	53*
Triplex Units	51 Units	215	336	4	11	15	12	9	21
Duplex Units	78 Units	215	513	8	23	31	21	16	37
Total Trips			1,448	27	49	75	60	51	111

* A weighted average trip generation rate of 5.35 weekday trips per dwelling unit, with peak hour rates of 0.26 in the AM and 0.47 in the PM, was applied.

Trip Distribution

Traffic generated by the proposed development was distributed to the surrounding roadway network based on engineering judgment, as illustrated in **Figure 2**. The majority of site-generated traffic is anticipated to approach from the east, primarily due to the proximity of Interstate 435. Approximately 75 percent of the site traffic is expected to access the development via the proposed access on MO-45. Of this traffic, approximately 10 percent will originate from the west, with the remaining traffic arriving from the east. The remaining 25 percent of site-generated traffic is expected to access the development via the existing intersections of Homer Parkway and Moon Shot Street (approximately 10 percent) and Homer Parkway and Georgia Street (approximately 15 percent).

Figure 2 – Trip distribution



Auxiliary Turn Lane Warrant

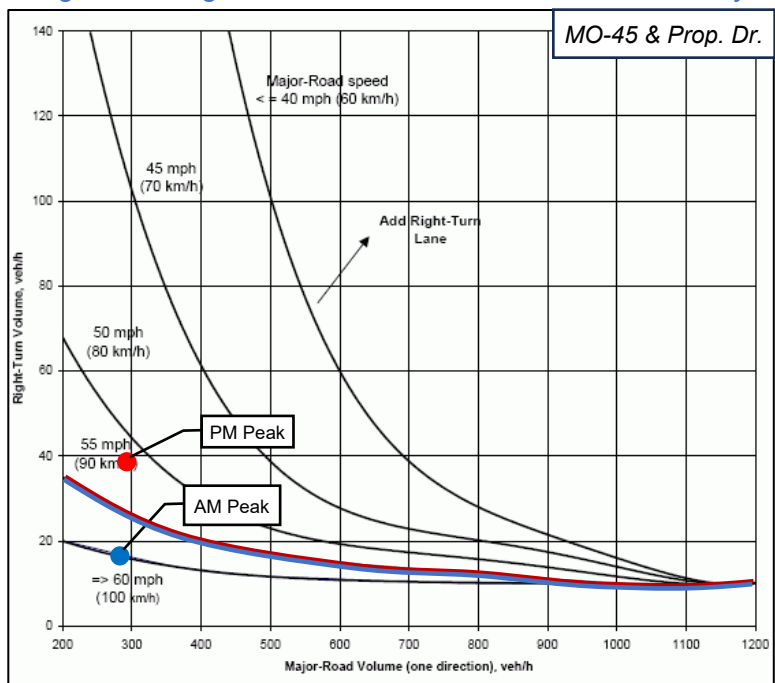
Dedicated left-turn or right-turn lanes (auxiliary lanes) are to be provided in situations where traffic volumes and speeds are relatively high, and conflicts are likely to develop at intersections between through and turning traffic. Auxiliary lanes are an asset in promoting safety and improved traffic flow in such situations.

To evaluate the need for auxiliary turn lanes at the proposed Missouri Highway 45 access, a turn-lane warrant analysis was conducted using the guidelines in MoDOT's *Engineering Policy Guide (EPG)*. The westbound right-turn movement was evaluated per *EPG Section 940.9.8* for 55-mph facilities. A left-turn lane analysis was not performed, as the projected left-turn volume was below the 10-vehicle-per-hour threshold specified in *EPG Section 940.9.4*.

Table 4 – Right Turn-Lane Warrant

Intersection	Movement	AM Peak Hour			PM Peak Hour		
		Directional Design Hourly Volumes (DDHV)	Design Hourly Right-Turn Volumes	Warrant	Directional Design Hourly Volumes (DDHV)	Design Hourly Right-Turn Volumes	Warrant
MO-Hwy 45 & Prop. Dr.	WB Right	283	17	No	294	39	Yes

Figure 3 – Right Turn Lane Warrant for 2-lane roadway



The westbound right-turn lane warrant was met for the PM peak hour as shown in **Table 4 & Figure 3**. The auxiliary right-turn lane should be designed following MoDOT requirements with a minimum deceleration distance of 200 feet and 180-foot straight line taper.

Intersection Sight Distance

Intersection sight distance provides motorists crossing or turning onto a street or highway enough sight distance in both directions to make their movement without impeding the speed of approaching motorists. Intersection sight distance is determined by the type of intersection control at the intersection.

Based on MoDOT guidelines for the proposed access point on MO-45 with a posted speed of 55 mph, passenger cars require a minimum left and right-turn intersection sight distance of 610 feet. Based on an on-site measurement, there is existing vegetation on the north side of 45 Hwy that is within the intersection sight triangle. That vegetation should be removed prior to intersection construction.

Summary

RIC completed the preceding analysis to study the traffic impacts associated with a proposed development located northwest of the Missouri Highway 45 & Homer Parkway in Platte County, MO. Based on the traffic analysis completed, the following summary is provided:

- The development is estimated to generate a total of 1,448 new trips on an average weekday including 75 new trips for AM peak hour and 111 new trips in the PM peak hour.
- Access to the development is proposed at Missouri Highway 45 approximately 1,885 feet west of Homer Parkway, measured center-to-center.
- An auxiliary westbound right turn lane was warranted at the MO-45 & Proposed Driveway and should be constructed according to MoDOT requirements with a minimum deceleration distance of 200 feet and 180-foot straight line taper.
- Existing vegetation on the north side of MO-45 is within the intersection sight triangle and should be removed prior to intersection construction.

Please do not hesitate to contact us should you have any questions.

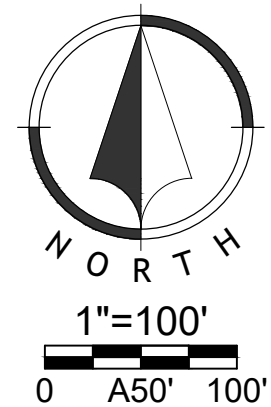
Appendix A - Site Plan



Site Data Table:
 "A" Lots-Patio Home
 Zoning: R4
 Minimum Lot Width: 50' (50' Shown)
 Side Setback: 5'
 Rear Setback: 25'
 Front Setback: 10'-35' (25' Shown)
 Number of Lots Shown: 112

"B" Lots-Duplex Units
 Zoning: R4
 Minimum Lot Width: 64' (64' Shown)
 Side Setback: 5'
 Rear Setback: 25'
 Front Setback: 10'-35' (25' Shown)
 Number of Lots Shown: 39 (78 Units)

"C" Lots-Triplex Units
 Zoning: R4
 Minimum Lot Width: 115' (119' Shown))
 Side Setback: 5'
 Rear Setback: 25'
 Front Setback: 10'-35' (25' Shown)
 Number of Lots Shown: 17 (51 Units)



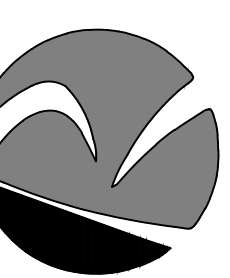
Concept Layout

Creekside West R4

Concept Grading Plan

NO.	DATE	REVISION
0	12/02/24	ORIG. SUB.

Renaissance Infrastructure Consulting



AS0145 NW CANAL STREET, SUITE 100
 RIVERSIDE, MISSOURI 64150
 WWW.RIC-CONSULT.COM
 MO Certificate of Authority: E-20110033630

Sheet
01 of 01

Appendix B - Traffic Volumes

45 Highway & Homer Drive - TMC

Thu Dec 18, 2025

Full Length (7 AM-9 AM, 3 PM-6 PM)

All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks)

All Movements

ID: 1367344, Location: 39.225009, -94.76854



Provided by: Gewalt Hamilton Associates Inc.

625 Forest Edge Drive, Vernon Hills, IL, 60061, US

Leg Direction	Homer Drive Northbound					Homer Drive Southbound					SH 45 Eastbound					SH 45 Westbound					Int
	L	T	R	U	App	L	T	R	U	App	L	T	R	U	App	L	T	R	U	App	
2025-12-18 7:00AM	0	0	2	0	2	38	1	7	0	46	5	39	1	0	45	2	57	16	0	75	168
7:15AM	0	1	4	0	5	38	1	4	0	43	7	59	0	0	66	6	64	17	0	87	201
7:30AM	0	0	1	0	1	36	1	6	0	43	6	49	0	0	55	6	56	16	0	78	177
7:45AM	0	0	2	0	2	37	0	3	1	41	3	57	2	0	62	6	69	17	0	92	197
Hourly Total	0	1	9	0	10	149	3	20	1	173	21	204	3	0	228	20	246	66	0	332	743
8:00AM	0	0	3	0	3	31	0	4	0	35	1	41	0	0	42	9	64	15	0	88	168
8:15AM	0	1	0	0	1	19	1	3	0	23	3	64	0	0	67	4	38	20	0	62	153
8:30AM	0	0	4	0	4	24	0	8	0	32	5	36	2	0	43	11	31	17	0	59	138
8:45AM	0	1	4	0	5	30	2	4	0	36	5	31	0	0	36	3	45	12	0	60	137
Hourly Total	0	2	11	0	13	104	3	19	0	126	14	172	2	0	188	27	178	64	0	269	596
3:00PM	3	0	3	0	6	23	0	7	0	30	6	56	1	0	63	1	44	23	0	68	167
3:15PM	0	0	5	0	5	25	1	4	0	30	4	77	1	0	82	2	41	19	0	62	179
3:30PM	1	2	12	0	15	43	0	11	0	54	10	70	0	0	80	3	51	24	0	78	227
3:45PM	0	2	4	0	6	21	1	7	0	29	4	95	1	0	100	3	60	18	0	81	216
Hourly Total	4	4	24	0	32	112	2	29	0	143	24	298	3	0	325	9	196	84	0	289	789
4:00PM	0	0	11	0	11	27	0	4	0	31	2	75	0	0	77	1	65	21	0	87	206
4:15PM	0	0	5	0	5	20	0	3	1	24	6	96	0	0	102	0	53	16	1	70	201
4:30PM	1	0	5	0	6	20	0	8	0	28	7	74	0	0	81	2	62	24	0	88	203
4:45PM	0	0	4	0	4	40	0	8	0	48	6	66	0	0	72	3	41	29	0	73	197
Hourly Total	1	0	25	0	26	107	0	23	1	131	21	311	0	0	332	6	221	90	1	318	807
5:00PM	1	0	10	0	11	31	0	5	1	37	6	73	0	0	79	2	47	28	0	77	204
5:15PM	1	2	3	0	6	37	0	6	0	43	10	67	0	0	77	0	53	28	0	81	207
5:30PM	3	1	13	0	17	30	0	6	0	36	6	61	0	0	67	1	58	17	0	76	196
5:45PM	0	0	1	0	1	26	0	3	0	29	1	54	0	0	55	0	56	25	0	81	166
Hourly Total	5	3	27	0	35	124	0	20	1	145	23	255	0	0	278	3	214	98	0	315	773
Total	10	10	96	0	116	596	8	111	3	718	103	1240	8	0	1351	65	1055	402	1	1523	3708
% Approach	8.6%	8.6%	82.8%	0%	-	83.0%	1.1%	15.5%	0.4%	-	7.6%	91.8%	0.6%	0%	-	4.3%	69.3%	26.4%	0.1%	-	-
% Total	0.3%	0.3%	2.6%	0%	3.1%	16.1%	0.2%	3.0%	0.1%	19.4%	2.8%	33.4%	0.2%	0%	36.4%	1.8%	28.5%	10.8%	0%	41.1%	-
Lights	10	9	90	0	109	578	8	104	3	693	95	1210	6	0	1311	54	1033	382	1	1470	3583
% Lights	100%	90.0%	93.8%	0%	94.0%	97.0%	100%	93.7%	100%	96.5%	92.2%	97.6%	75.0%	0%	97.0%	83.1%	97.9%	95.0%	100%	96.5%	96.6%
Articulated Trucks	0	1	3	0	4	3	0	0	0	3	1	11	1	0	13	6	12	4	0	22	42
% Articulated Trucks	0%	10.0%	3.1%	0%	3.4%	0.5%	0%	0%	0%	0.4%	1.0%	0.9%	12.5%	0%	1.0%	9.2%	1.1%	1.0%	0%	1.4%	1.1%
Buses and Single-Unit Trucks	0	0	3	0	3	15	0	7	0	22	7	19	1	0	27	5	10	16	0	31	83
% Buses and Single-Unit Trucks	0%	0%	3.1%	0%	2.6%	2.5%	0%	6.3%	0%	3.1%	6.8%	1.5%	12.5%	0%	2.0%	7.7%	0.9%	4.0%	0%	2.0%	2.2%

*L: Left, R: Right, T: Thru, U: U-Turn

45 Highway & Homer Drive - TMC

Thu Dec 18, 2025

Full Length (7 AM-9 AM, 3 PM-6 PM)

All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks)

All Movements

ID: 1367344, Location: 39.225009, -94.76854



Provided by: Gewalt Hamilton Associates Inc.
625 Forest Edge Drive, Vernon Hills, IL, 60061, US

[N] Homer Drive

Total: 1236

In: 718 Out: 518

111
8
596
3

[W] SH 45

Total: 2527

In: 1351 Out: 1176

103

1240

8

402

1055

65

Out: 1933 In: 1523

Total: 3456

[E] SH 45

Out: 81 In: 116
Total: 197

[S] Homer Drive

10
10
96

45 Highway & Homer Drive - TMC

Thu Dec 18, 2025

AM Peak (7 AM - 8 AM)

All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks)

All Movements

ID: 1367344, Location: 39.225009, -94.76854



Provided by: Gewalt Hamilton Associates Inc.

625 Forest Edge Drive, Vernon Hills, IL, 60061, US

Leg Direction	Homer Drive Northbound					Homer Drive Southbound					SH 45 Eastbound					SH 45 Westbound					Int
	L	T	R	U	App	L	T	R	U	App	L	T	R	U	App	L	T	R	U	App	
2025-12-18 7:00AM	0	0	2	0	2	38	1	7	0	46	5	39	1	0	45	2	57	16	0	75	168
7:15AM	0	1	4	0	5	38	1	4	0	43	7	59	0	0	66	6	64	17	0	87	201
7:30AM	0	0	1	0	1	36	1	6	0	43	6	49	0	0	55	6	56	16	0	78	177
7:45AM	0	0	2	0	2	37	0	3	1	41	3	57	2	0	62	6	69	17	0	92	197
Total	0	1	9	0	10	149	3	20	1	173	21	204	3	0	228	20	246	66	0	332	743
% Approach	0%	10.0%	90.0%	0%	-	86.1%	1.7%	11.6%	0.6%	-	9.2%	89.5%	1.3%	0%	-	6.0%	74.1%	19.9%	0%	-	-
% Total	0%	0.1%	1.2%	0%	1.3%	20.1%	0.4%	2.7%	0.1%	23.3%	2.8%	27.5%	0.4%	0%	30.7%	2.7%	33.1%	8.9%	0%	44.7%	-
PHF	-	0.250	0.563	-	0.500	0.980	0.750	0.714	0.250	0.940	0.750	0.864	0.375	-	0.864	0.833	0.891	0.971	-	0.902	0.924
Lights	0	1	6	0	7	143	3	19	1	166	20	195	2	0	217	18	242	62	0	322	712
% Lights	0%	100%	66.7%	0%	70.0%	96.0%	100%	95.0%	100%	96.0%	95.2%	95.6%	66.7%	0%	95.2%	90.0%	98.4%	93.9%	0%	97.0%	95.8%
Articulated Trucks	0	0	3	0	3	1	0	0	0	1	0	2	1	0	3	1	4	2	0	7	14
% Articulated Trucks	0%	0%	33.3%	0%	30.0%	0.7%	0%	0%	0%	0.6%	0%	1.0%	33.3%	0%	1.3%	5.0%	1.6%	3.0%	0%	2.1%	1.9%
Buses and Single-Unit Trucks	0	0	0	0	0	5	0	1	0	6	1	7	0	0	8	1	0	2	0	3	17
% Buses and Single-Unit Trucks	0%	0%	0%	0%	0%	3.4%	0%	5.0%	0%	3.5%	4.8%	3.4%	0%	0%	3.5%	5.0%	0%	3.0%	0%	0.9%	2.3%

* L: Left, R: Right, T: Thru, U: U-Turn

45 Highway & Homer Drive - TMC

Thu Dec 18, 2025

AM Peak (7 AM - 8 AM)

All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks)

All Movements

ID: 1367344, Location: 39.225009, -94.76854



Provided by: Gewalt Hamilton Associates Inc.
625 Forest Edge Drive, Vernon Hills, IL, 60061, US

[N] Homer Drive

Total: 262

In: 173 Out: 89

20
3
149
1

[W] SH 45

Total: 494

In: 228 Out: 266

21
204
3

66
246
20

Out: 362 In: 332

Total: 694
[E] SH 45

Out: 26 In: 10
Total: 36

[S] Homer Drive

45 Highway & Homer Drive - TMC

Thu Dec 18, 2025

PM Peak (3:30 PM - 4:30 PM) - Overall Peak Hour

All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks)

All Movements

ID: 1367344, Location: 39.225009, -94.76854



Provided by: Gewalt Hamilton Associates Inc.

625 Forest Edge Drive, Vernon Hills, IL, 60061, US

Leg Direction	Homer Drive Northbound					Homer Drive Southbound					SH 45 Eastbound					SH 45 Westbound					Int
	L	T	R	U	App	L	T	R	U	App	L	T	R	U	App	L	T	R	U	App	
2025-12-18 3:30PM	1	2	12	0	15	43	0	11	0	54	10	70	0	0	80	3	51	24	0	78	227
3:45PM	0	2	4	0	6	21	1	7	0	29	4	95	1	0	100	3	60	18	0	81	216
4:00PM	0	0	11	0	11	27	0	4	0	31	2	75	0	0	77	1	65	21	0	87	206
4:15PM	0	0	5	0	5	20	0	3	1	24	6	96	0	0	102	0	53	16	1	70	201
Total	1	4	32	0	37	111	1	25	1	138	22	336	1	0	359	7	229	79	1	316	850
% Approach	2.7%	10.8%	86.5%	0%	-	80.4%	0.7%	18.1%	0.7%	-	6.1%	93.6%	0.3%	0%	-	2.2%	72.5%	25.0%	0.3%	-	-
% Total	0.1%	0.5%	3.8%	0%	4.4%	13.1%	0.1%	2.9%	0.1%	16.2%	2.6%	39.5%	0.1%	0%	42.2%	0.8%	26.9%	9.3%	0.1%	37.2%	-
PHF	0.250	0.500	0.667	-	0.617	0.645	0.250	0.568	0.250	0.639	0.550	0.875	0.250	-	0.880	0.583	0.881	0.823	0.250	0.908	0.936
Lights	1	4	32	0	37	105	1	24	1	131	20	332	0	0	352	5	222	73	1	301	821
% Lights	100%	100%	100%	0%	100%	94.6%	100%	96.0%	100%	94.9%	90.9%	98.8%	0%	0%	98.1%	71.4%	96.9%	92.4%	100%	95.3%	96.6%
Articulated Trucks	0	0	0	0	0	0	0	0	0	0	0	2	0	0	2	0	4	0	0	4	6
% Articulated Trucks	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.6%	0%	0%	0.6%	0%	1.7%	0%	0%	1.3%	0.7%
Buses and Single-Unit Trucks	0	0	0	0	0	6	0	1	0	7	2	2	1	0	5	2	3	6	0	11	23
% Buses and Single-Unit Trucks	0%	0%	0%	0%	0%	5.4%	0%	4.0%	0%	5.1%	9.1%	0.6%	100%	0%	1.4%	28.6%	1.3%	7.6%	0%	3.5%	2.7%

* L: Left, R: Right, T: Thru, U: U-Turn

45 Highway & Homer Drive - TMC

Thu Dec 18, 2025

PM Peak (3:30 PM - 4:30 PM) - Overall Peak Hour

All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks)

All Movements

ID: 1367344, Location: 39.225009, -94.76854



Provided by: Gewalt Hamilton Associates Inc.
625 Forest Edge Drive, Vernon Hills, IL, 60061, US

[N] Homer Drive

Total: 244

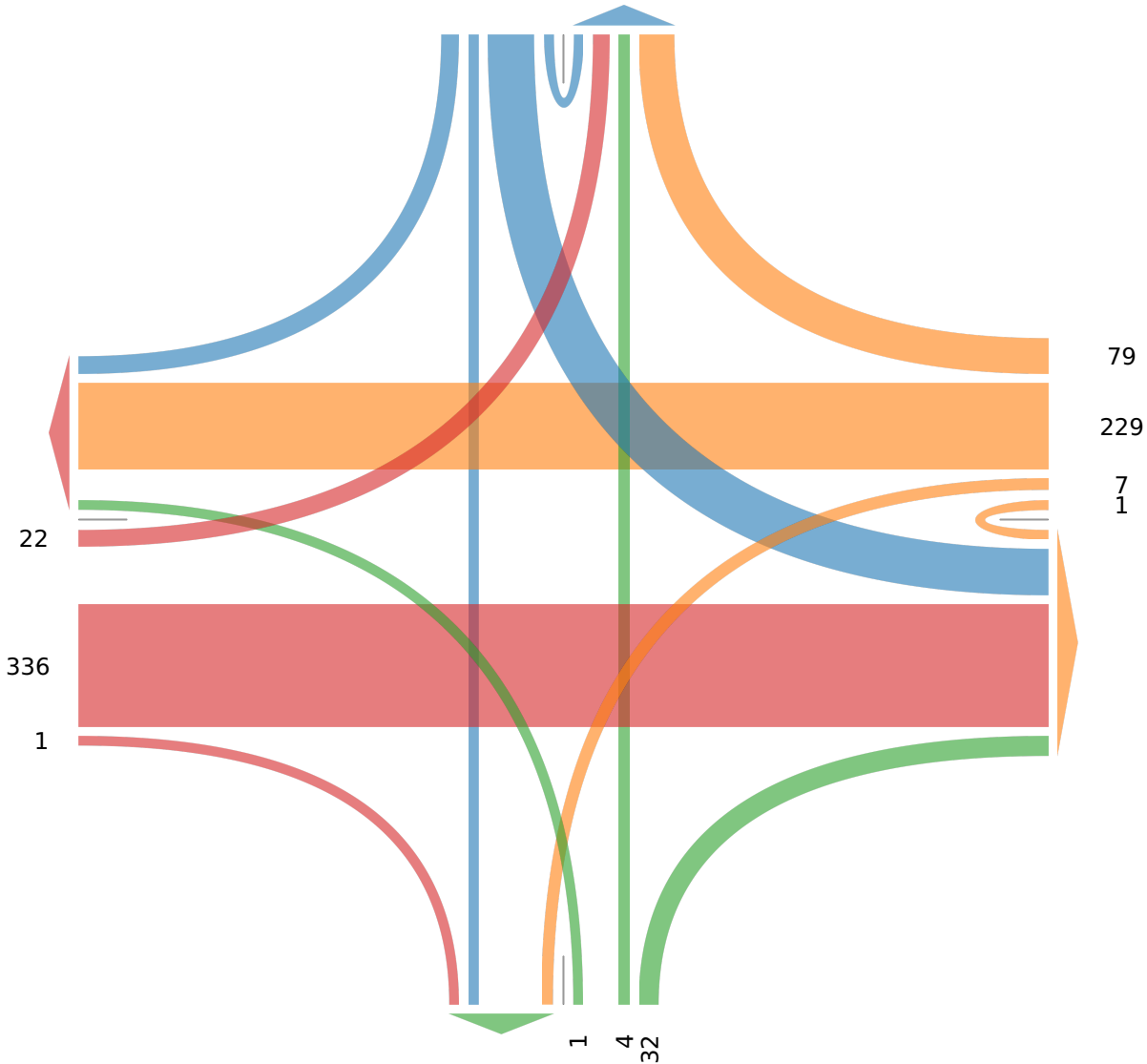
In: 138 Out: 106

25
1
111
1

[W] SH 45

Total: 614

In: 359 Out: 255



Out: 9 In: 37
Total: 46

[S] Homer Drive

Out: 480 In: 316


Total: 796

[E] SH 45

Measured Intersection Sight Distance

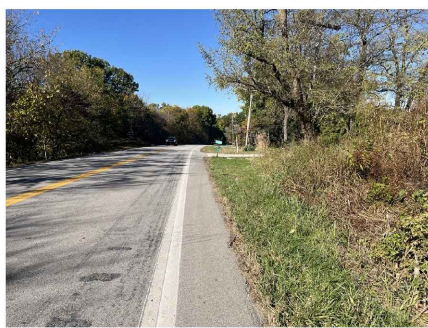
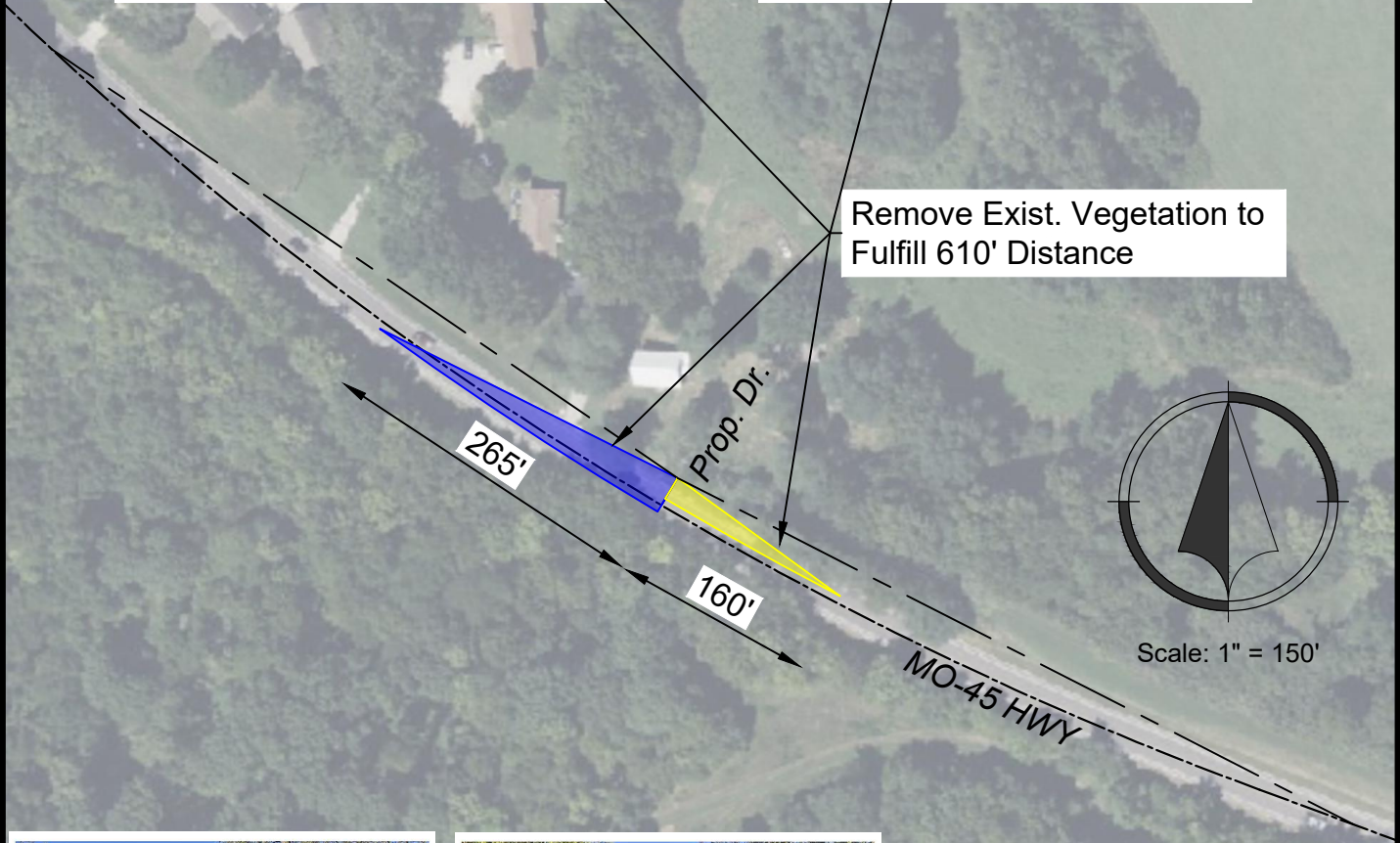
MO-45 HWY & Prop. Drive

Required Intersection Sight Distance:
 Left (Northwest) - 610' (55 mph)
 Right (Southeast) - 610' (55 mph)

LEGEND	
	Left Turn Sight Distance
	Right Turn Sight Distance



Remove Exist. Vegetation to Fulfill 610' Distance




**Renaissance
Infrastructure
Consulting**

400 E 17th Street
 Kansas City, Missouri 64108 www.ric-consult.com 816.800.0950

browley
 Nov 04, 2025-11:51am
 Z:\RIC Design\2018\18-0211 Concept\Exhibits\DWG\18-0211 ISD.dwg